



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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March 7, 2012

LanWest Solar Farm, LLC
Attn: Brison Ellinghaus
4250 Executive Square, Suite 770
La Jolla, CA 92037

PROJECT NAME: LANWEST SOLAR ENERGY MAJOR USE PERMIT; CASE NUMBER(S): 3300 12-002 (MUP); ENVIRONMENTAL LOG NO.: 3910 12-21-001 (ER); PROJECT ADDRESS: NORTHWEST CORNER OF OLD HIGHWAY 80 AND MCCAIN VALLEY ROAD; APN 612-030-18-00 & 612-091-13-00; KIVA PROJECT: 11-0155824;

Dear Mr. Ellinghaus:

The Department of Planning and Land Use (DPLU) has reviewed your application for a Major Use Permit and is providing you with the attached package of information as a guide for further processing your application.

PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The applicant requests a Major Use Permit to authorize a 5.4 Megawatt solar energy project (Major Impact Utility). The proposed project would install up to 264 concentrating photovoltaic (CPV) trackers grouped into four building blocks of up to approximately 66 trackers. The project would also include an electrical

collection system; communication lines within each building block; a small switch station at or near the southwest corner of the project site; and a 12.5-kV dedicated generation tie-in (gen-tie) line from the switch station across Old Highway 80 and then southwest to the Boulevard Substation, a distance of approximately 0.75 miles. Approximately 12 acres would be designated as open space.

PROJECT ISSUES

A Project Issue Checklist (Attachment A) has been prepared that details all issues, revisions or processing requirements that must be completed for this project. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

MAJOR PROJECT ISSUES

The following project issue(s) were identified during the project scoping and are further discussed in the attachments to this letter. These issue(s) may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by DPLU. These issue(s) discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. Visual – Environmental Impact Report (EIR)

The Visual Resource Report submitted indicates that the proposed project would result in unavoidable impacts to visual resources due to the introduction of visual elements that would be incongruent with the setting. Therefore, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA. Within the next 30 days you will receive a detailed EIR scoping letter from DPLU regarding the subjects to be analyzed in the EIR.

2. Major Use Permit Findings

A Major Use Permit requires findings to be made in order to approve the project. The proposed project includes 35-foot tall solar photovoltaic panels. Based on a review of the surrounding area, the proposed panels and project footprint are not consistent with the surrounding area and may need to be reduced in order to be compatible with adjacent structures. In addition, the applicant proposes a new overhead distribution line from the project site to the Boulevard Substation. The County of San Diego General Plan requires that all new utility lines be undergrounded. Therefore, the new generation tie-in (gen-tie) line must be

undergrounded in accordance with the General Plan. All technical studies will need to evaluate the off-site improvements associated with the proposed project.

3. General Plan Conformance

The proposed project is located adjacent to two scenic routes within the County's General Plan (Interstate 8 and Old Highway 80). The General Plan requires the protection of scenic resources. For example, Policy COS-11.1 Protection of Scenic Resources requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. The Visual Study provided indicates that the project would result in unavoidable impacts to visual resources due to the introduction of visual elements that would be incongruent with the setting. Therefore, the project may not conform to the General Plan with regards to protection of scenic resources.

Furthermore, the project is located within the Boulevard Subregional Planning area within the Mountain Empire Subregional plan. The Boulevard Subregional Plan includes a number of Goals and Policies related to energy generation and transmission projects. For example, Policy LU 1.3.2 requires development, including regional infrastructure, public facilities, and industrial scale energy generation and transmission projects, to comply and maintain a rural bulk and scale in accordance with Boulevard's community character. Based on the information provided, the project may not be consistent with the Boulevard Subregional Plan area, which is part of the County's General Plan. Please include additional analysis in the revised Land Use Analysis regarding the projects conformance with the Boulevard Subregional Plan.

4. Biological Mitigation

The proposed project would result in biological impacts that would require mitigation off-site through habitat and species specific mitigation. The report does not indicate where this mitigation would occur. The next iteration of the report shall identify the proposed mitigation location. In addition, a Conceptual Resource Management Plan (RMP) shall be prepared for the mitigation site and included as an attachment to the report. The project would be conditioned to submit a final RMP and endowment for the on-going management of the mitigation site.

5. Biological Mitigation Ratios

The mitigation ratios for big sagebrush scrub, wildflower field and southern willow scrub cannot be reduced based on their disturbed nature. The standard ratios required in the County of San Diego Guidelines for Determining Significance for Biological Resources factor in the importance of preserving areas necessary to ensure the continued survival of the species. Mitigation ratios are standardized and not dependent on the quality of the habitat. Therefore, all impacts to big sagebrush scrub must be mitigated at a 2:1 ratio, all impacts to wildflower field

must be mitigated at a 3:1 ratio and all impacts to southern willow scrub must be mitigated at a 3:1 ratio.

6. Sensitive Plant Species

The proposed project would result in impacts to sensitive plant species which are on the County's Group A and B list. Group A and B plant species require species specific mitigation (2:1 or 3:1 ratio for A species depending on the sensitivity of the affected population and 1:1 for B species). The report does not currently propose mitigation for these impacts. The next iteration of the report shall identify the number of impacted species, the required mitigation for each species and the mitigation location.

7. Golden Eagle

The report indicates that although the site does not have a high potential for golden eagle nesting, nor are there known nests within 4,000 feet of the project site, but there is a high potential for a good portion of the site to be used for golden eagle foraging. The applicant must consult with the wildlife agencies (USFWS and DFG) to determine whether a golden eagle permit is required. Any additional measures required by the agencies shall be incorporated into the project.

8. Resource Protection Ordinance (RPO) Wetlands

It is unclear in the report which of the on-site drainages qualifies as RPO wetlands. Figure 10 includes a note that all jurisdictional drainage features are considered wetlands by the RPO, but the text and tables regarding wetlands/jurisdictional features do not address RPO wetlands. The RPO does not allow for impacts to RPO wetlands unless specific findings can be made (see Section 86.604(a)). The project must be redesigned to avoid RPO wetland impacts unless these findings can be made. In addition, appropriate wetland buffers must also be included in accordance with the RPO. The RPO wetland and wetland buffers must be placed in biological open space easements and must include appropriate limited building zones (100-foot minimum). These areas cannot be counted for mitigation and are considered "impact neutral".

9. Sensitive Habitat Lands

The report currently identifies nearly the entire site as "sensitive habitat lands" in accordance with the Resource Protection Ordinance (RPO). The RPO states that "development, grading, grubbing, clearing or any other activity or use damaging to sensitive habitat lands shall be prohibited" while nearly the entire site is proposed for development. Development may only be allowed when a determination can be made by the County that all feasible mitigation measures necessary to protect and preserve the sensitive habitat lands have been required as conditions of approval and where mitigation provides an equal or greater benefit to the affected species. To date, a mitigation location has not been identified and therefore no impacts to sensitive habitat lands can be permitted.

Based on future information to be provided identifying the mitigation location, staff will make a determination where on the site or if any of the sensitive habitat lands can be impacted.

10. Wildlife Movement

As currently proposed, the project would block all east to west wildlife movement occurring between Interstate-8 (I-8) and Old Highway 80. The plot plan shows security fencing of up to 10-feet in height surrounding the entire project site which spans from I-8 to Old Highway 80. The project must be redesigned to provide a corridor of sufficient width to allow for continued wildlife movement through the site.

11. Cultural Resources

Four historic sites have been identified within the project site and all four will be directly impacted by the project as designed. The project can be redesigned to avoid these sites with no further archaeological testing. If redesign is not feasible at this time, the sites must be tested and evaluated for significance. If the sites are determined to be RPO significant, they must be avoided and redesign will be required. If the sites are determined to be CEQA significant, it may be possible to mitigate for the impacts by a data recovery program prior to any work on the project site.

12. Fire Services

This project, along with other projects, would have a cumulative impact on the emergency services for this community. To mitigate this impact, the project will be required to participate in the Community Facilities District currently being created by the San Diego County Fire Authority.

13. Inadequate Submittal

It appears that the applicant did not proofread any of the submitted documents as each of the technical studies contained information that was unrelated to the project site or impacts. The submittal was so poor that staff had to spend most of their time reviewing for errors and incorrect information which has driven up the overall cost for the project and is not the fault of the County. Due to the inadequate submittal, the overall project is no closer than it was prior to submittal and due to the lack of adequate project management by the applicant, the Department should have rejected the submittal. All future submittals will only be accepted after staff and the applicant sit down with one another and go thru each document. If any documents do not address our comments, the Department will reject the submittal. If any future submittals are grossly inadequate, the Department will move forward to the decision makers with a recommendation of denial due to inadequate progress.

A Project Scoping Review Meeting has been scheduled for March 12, 2012 with the applicant/owner/consultants to discuss these issues and the potential resolutions.

PROJECT ISSUE RESOLUTION PROCESS

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that \$229,077.00 of County fees and deposits will be required to get the project through to a hearing and/or decision. The estimated hearing date for this project is April 10, 2014. Please note that the estimated cost and hearing date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to hearing/decision.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/dplu/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to

construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

DEFENSE AND INDEMNIFICATION

Execution of a Defense and Indemnification Agreement will likely be required due to the risk to the County of potential litigation associated with this project. Securities may also be required. While the indemnification agreement is not executed until Board of Supervisors authorization, typically at the end of the discretionary review process, you should be aware of the obligations, costs and potential risks associated with the agreement and potential future litigation filed against the County. For Frequently Asked Questions about Defense and Indemnification Agreements, see [Defense and Indemnification FAQs](#).

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. The Department of Planning and Land Use generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

DETERMINATION OF COMPLETENESS

Completeness Determination – Section 65943 of the Government Code

DPLU has completed its initial review of your application and cannot find it complete pursuant to Section 65943 of the Government Code at this time. Please review the attached package of information which will detail how to further process your application.

Completeness Determination – California Environmental Quality Act (CEQA)

The Department of Planning and Land Use has completed its review of your AEIS and determined it to be “complete” as defined by the CEQA. Additionally, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA.

Within the next 30 days you will receive a detailed EIR scoping letter from DPLU regarding the subjects to be analyzed in the EIR.

The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at the Department of Planning and Land Use – Zoning Counter). Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a

consultant from the County's List of Environmental Consultants (available at the Department of Planning and Land Use – Zoning Counter).

Attached is a generalized listing of the issues and the rationale for determining that your project may have a significant effect on the environment.

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to DPLU at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, DPLU staff shall have the document recorded at the County Recorder's Office.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

Information/Document	# of Copies	CD or Flash Drive with Word <u>and</u> PDF Doc	Document Distribution (For Admin Purposes Only)
Project Issue Checklist Response Letter	6	1 PDF	Project Manager, Mark Slovick (1), Biologist (1), DPW (1), Noise Specialist (1), EIR Coordinator (1), Fire Marshal, Archaeologist (1) Business Rule: Project Issue Checklist Response Letter
Special Handling Form – Mandatory for projects with Major Project Issue(s). Must be signed by DPLU Project Manager.	1		Project Manager, Mark Slovick (1) Business Rule: DPLU-341
Replacement Plot Plan <ul style="list-style-type: none">Plans must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposedIf multiple pages, sheets must be stapled together.	16	1 PDF	PPCC for Distribution Business Rule: Plot Plan
<u>Conceptual Landscape Plan</u>	4	1 PDF	Project Manager, Mark Slovick (1), Landscape Architect (1), Biologist (1), Fire Marshal (1) Business Rule: Landscape Plans
<u>Preliminary Grading Plan</u> (with Supporting Information)	5	1 PDF	Project Manager, Mark Slovick (1), DPW (2), DEH (1), Boulevard Sponsor Group (1) Business Rule: Grading Plan

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
<u>Land Use Consistency Analysis</u>	2	1 PDF	Project Manager, Mark Slovick (1), EIR Coordinator (1) Business Rule: Land Use Analysis
<u>Resource Protection Study</u>	2	1 PDF	Project Manager, Mark Slovick (1), DPW (1) Business Rule: Resource-Protection-Study
<u>Visual Impact Analysis</u>	2	1 PDF	Project Manager, Mark Slovick (1), EIR Coordinator (1) Business Rule: Visual-Impact-Report
<u>Photometric Study</u>	2	1 PDF	Project Manager, Mark Slovick (1), Pat Healy (1) Business Rule: Photometric Study
<u>Air Quality Study</u>	2	1 PDF	Project Manager, Mark Slovick (1), Air Quality Specialist (1) Business Rule: Air Quality Report
<u>Biological Resources Report</u>	2	1 PDF	Project Manager, Mark Slovick (1), Biologist (1) Business Rule: Biological-Resource-Report
<u>Cultural Resource Report</u>	2	1 PDF	Project Manager, Mark Slovick (1), Cultural Resources Specialist (1) Business Rule: Cultural-Resource-Report

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
<u>Cultural Resource Report Confidential Appendix</u>	1	1 PDF	Cultural Resources Specialist (1) Business Rule: Arch Survey Confidential
<u>Geologic Investigation/ Reconnaissance Report</u>	2	1 PDF	Project Manager, Mark Slovick (1), Geologist (1) Business Rule: Geology Report
<u>Fire Protection Plan</u>	5	1 PDF	Project Manager, Mark Slovick (1), DPW (1), DPLU Fire Marshal (1) Business Rule: Fire Protection Plan
Updated Project Description with Draft-Decommissioning Plan	2	1 PDF	Project Manager, Mark Slovick (1), DPW (1) Business Rule: Project Description
<u>Revised Stormwater Intake Form for Development Projects</u>	3	1 PDF	Project Manager, Mark Slovick (1), DPW (2) Business Rule: Minor SWMP
<u>Drainage/Flooding</u>	3	1 PDF	Project Manager, Mark Slovick (1), DPW (2) Business Rule: Hydrology
<u>Sight Distance Certification</u>	2	1 PDF	Project Manager, Mark Slovick (1), DPW (2) Business Rule: Sight Distance Study

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution (For Admin Purposes Only)
<u>Groundwater Investigation</u>	2	1 PDF	Project Manager, Mark Slovic (1), Groundwater Geologist (1) Business Rule: Groundwater Report
<u>Noise Analysis</u>	2	1 PDF	Project Manager, Mark Slovic (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
<u>Memorandum(s) of Understanding</u> according to Attachment C	5 Subject Areas (1 Copy each)		Project Manager, Mark Slovic (All) Business Rule: MOU
The staff turnaround goal for review of the requested information/document is 45 days.			

*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

SUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), DPLU recommends that all of the information requested in this letter be submitted by **April 27, 2012**. If you are unable to submit the requested information by the above date, please contact your DPLU Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at http://www.sdcounty.ca.gov/dplu/docs/Inactive_Case_Board_Policy-11.3.09.pdf and the FAQ sheet at <http://www.sdcounty.ca.gov/dplu/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 495-5172.

March 7, 2012

Sincerely,



Mark Slovic, Project Manager
Project Planning Division

cc: Greg Lansing, 12770 High Bluff Drive, Suite 160, San Diego, CA 92130
James E. Whalen, 1660 Hotel Circle North, Suite 725, San Diego, CA 92108
Dale Gauthier, AECOM, 440 Stevens Avenue, Suite 250, Solana Beach, CA
92075
Boulevard Community Planning Group, Attn: Chair, P.O. Box 1275, Boulevard,
CA 91905
Jacob Armstrong, CALTRANS, MS 240
Brian K. Glenn, BonTerra Consulting Inc., 151 Kalmus Dr., Suite E-200, Costa
Mesa CA 92626

email cc:

Ed Sinsay, Team Leader, Department of Public Works
Maryanne Vancio, Department of Parks and Recreation
Jarrett Ramaiya, Planning Manager, Department of Planning and Land Use
Paula Jacks, Project Biologist, paula.jacks@edaw.com
William Maddux, Project Noise Consultant, bill.maddux@edaw.com
David C. Bacon, Project Fire Consultant, firewise2000@sbcglobal.net

SCOPING LETTER MATRIX

Attachment	Item
A	Project Issue Checklist
B	Estimate of Discretionary Processing Time and Cost
C	Memorandum(s) of Understanding
D	Scope for Photometric Study
E	Scope for Conceptual Landscape Plan Requirements
F	Scope for Groundwater Resources
G	Draft Project Conditions – DPW

Comments from the Boulevard Community Planning Group have not yet been received. Comments will be forwarded to you if any issues are identified.

ATTACHMENT A
PROJECT ISSUE CHECKLIST

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit		Project Number(s):	3300 12-002 (MUP)	
Summary of Document Requests and Reviews				
Purpose: To track requests for technical studies, maps/plot plans, and other requested information			Last Updated: 3/7/2012	
Plan/Study Request	Status of Review	Date Requested	Date of Study	Date Accepted
Plot Plan	Resubmit	3/7/2012		
Preliminary Grading Plan	Resubmit	3/7/2012		
Project Decription	Resubmit	3/7/2012		
Draft Decommissioning Plan	Submit	3/7/2012		
RPO Slope Analysis	Resubmit	3/7/2012		
RPO Open Space/Encroachment Map	Resubmit	3/7/2012		
Ownership Verification	Submit	3/7/2012		
Biological Resources Report	Resubmit	3/7/2012		
Conceptual Landscape Plan	Submit	3/7/2012		
Cultural Resource Report	Resubmit	3/7/2012		
Fire Protection Plan (FPP)	Resubmit	3/7/2012		
Community Character/Land Use Analysis	Resubmit	3/7/2012		
Geotechnical Report	Submit	3/7/2012		
Air Quality Study	Resubmit	3/7/2012		
Groundwater Study	Submit	3/7/2012		
Noise Analysis	Resubmit	3/7/2012		
Memorandum(s) of Understanding	Submit - Air Quality, Visual, Photometric, EIR, Groundwater	3/7/2012		
Visual Resource Report	Resubmit	3/7/2012		
Proof of Interconnection	Submit	3/7/2012		
Photometric Study	Submit	3/7/2012		
Preliminary Drainage Study	Resubmit	3/7/2012		
Stormwater Management Plan	Resubmit	3/7/2012		
Sight Distance Study	Resubmit	3/7/2012		
Phase 1 Environmental Site Assessment (ESA)	Accepted		2/3/2012	3/7/2012

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PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	1	Major Project Issue	Visual – Environmental Impact Report (EIR) The Visual Resource Report submitted indicates that the proposed project would result in unavoidable impacts to visual resources due to the introduction of visual elements that would be incongruent with the setting. Therefore, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA. Within the next 30 days you will receive a detailed EIR scoping letter from DPLU regarding the subjects to be analyzed in the EIR.		3/7/2012	
1-	2	Major Project Issue	Major Use Permit Findings A Major Use Permit requires findings to be made in order to approve the project. The proposed project includes 35-foot tall solar photovoltaic panels. Based on a review of the surrounding area, the proposed panels and project footprint are not consistent with the surrounding area and may need to be reduced in order to be compatible with adjacent structures. In addition, the applicant proposes a new overhead distribution line from the project site to the Boulevard Substation. The County of San Diego General Plan requires that all new utility lines be undergrounded. Therefore, the new generation tie-in (gen-tie) line must be undergrounded in accordance with the General Plan. All technical studies will need to evaluate the off-site improvements associated with the proposed project.		3/7/2012	

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	3	Major Project Issue	General Plan Conformance The proposed project is located adjacent to two scenic routes within the County's General Plan (Interstate 8 and Old Highway 80). The General Plan requires the protection of scenic resources. For example, Policy COS-11.1 Protection of Scenic Resources requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. The Visual Study provided indicates that the project would result in unavoidable impacts to visual resources due to the introduction of visual elements that would be incongruent with the setting. Therefore, the project may not conform to the General Plan with regards to protection of scenic resources.		3/7/2012	
			Furthermore, the project is located within the Boulevard Subregional Planning area within the Mountain Empire Subregional plan. The Boulevard Subregional Plan includes a number of Goals and Policies related to energy generation and transmission projects. For example, Policy LU 1.3.2 requires development, including regional infrastructure, public facilities, and industrial scale energy generation and transmission projects, to comply and maintain a rural bulk and scale in accordance with Boulevard's community character. Based on the information provided, the project may not be consistent with the Boulevard Subregional Plan area, which is part of the County's General Plan. Please include additional analysis in the revised Land Use Analysis regarding the projects conformance with the Boulevard Subregional Plan.			

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
	1- 4	Major Project Issue	Biological Mitigation The proposed project would result in biological impacts that would require mitigation off-site through habitat and species specific mitigation. The report does not indicate where this mitigation would occur. The next iteration of the report shall identify the proposed mitigation location. In addition, a Conceptual Resource Management Plan (RMP) shall be prepared for the mitigation site and included as an attachment to the report. The project would be conditioned to submit a final RMP and endowment for the on-going management of the mitigation site.		3/7/2012	
	1- 5	Major Project Issue	Biological Mitigation Ratios The mitigation ratios for big sagebrush scrub, wildflower field and southern willow scrub cannot be reduced based on their disturbed nature. The standard ratios required in the County of San Diego Guidelines for Determining Significance for Biological Resources factor in the importance of preserving areas necessary to ensure the continued survival of the species. Mitigation ratios are standardized and not dependent on the quality of the habitat. Therefore, all impacts to big sagebrush scrub must be mitigated at a 2:1 ratio, all impacts to wildflower field must be mitigated at a 3:1 ratio and all impacts to southern willow scrub must be mitigated at a 3:1 ratio.		3/7/2012	
	1- 6	Major Project Issue	Sensitive Plant Species The proposed project would result in impacts to sensitive plant species which are on the County's Group A and B list. Group A and B plant species require species specific mitigation (2:1 or 3:1 ratio for A species depending on the sensitivity of the affected population and 1:1 for B species). The report does not currently propose mitigation for these impacts. The next iteration of the report shall identify the number of impacted species, the required mitigation for each species and the mitigation location.		3/7/2012	

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Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 7		Major Project Issue	Golden Eagle The report indicates that although the site does not have a high potential for golden eagle nesting, nor are there known nests within 4,000 feet of the project site, but there is a high potential for a good portion of the site to be used for golden eagle foraging. The applicant must consult with the wildlife agencies (USFWS and DFG) to determine whether a golden eagle permit is required. Any additional measures required by the agencies shall be incorporated into the project.		3/7/2012	
1- 8		Major Project Issue	Resource Protection Ordinance (RPO) Wetlands It is unclear in the report which of the on-site drainages qualifies as RPO wetlands. Figure 10 includes a note that all jurisdictional drainage features are considered wetlands by the RPO, but the text and tables regarding wetlands/jurisdictional features do not address RPO wetlands. The RPO does not allow for impacts to RPO wetlands unless specific findings can be made (see Section 86.604(a)). The project must be redesigned to avoid RPO wetland impacts unless these findings can be made. In addition, appropriate wetland buffers must also be included in accordance with the RPO. The RPO wetland and wetland buffers must be placed in biological open space easements and must include appropriate limited building zones (100-foot minimum). These areas cannot be counted for mitigation and are considered “impact neutral”.		3/7/2012	

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1-	9	Major Project Issue	Sensitive Habitat Lands The report currently identifies nearly the entire site as "sensitive habitat lands" in accordance with the Resource Protection Ordinance (RPO). The RPO states that "development, grading, grubbing, clearing or any other activity or use damaging to sensitive habitat lands shall be prohibited" while nearly the entire site is proposed for development. Development may only be allowed when a determination can be made by the County that all feasible mitigation measures necessary to protect and preserve the sensitive habitat lands have been required as conditions of approval and where mitigation provides an equal or greater benefit to the affected species. To date, a mitigation location has not been identified and therefore no impacts to sensitive habitat lands can be permitted. Based on future information to be provided identifying the mitigation location, staff will make a determination where on the site or if any of the sensitive habitat lands can be impacted.		3/7/2012	
1-	10	Major Project Issue	Wildlife Movement As currently proposed, the project would block all east to west wildlife movement occurring between Interstate-8 (I-8) and Old Highway 80. The plot plan shows security fencing of up to 10-feet in height surrounding the entire project site which spans from I-8 to Old Highway 80. The project must be redesigned to provide a corridor of sufficient width to allow for continued wildlife movement through the site.		3/7/2012	

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1-	11	Major Project Issue	Cultural Resources Four historic sites have been identified within the project site and all four will be directly impacted by the project as designed. The project can be redesigned to avoid these sites with no further archaeological testing. If redesign is not feasible at this time, the sites must be tested and evaluated for significance. If the sites are determined to be RPO significant, they must be avoided and redesign will be required. If the sites are determined to be CEQA significant, it may be possible to mitigate for the impacts by a data recovery program prior to any work on the project site.		3/7/2012	
1-	12	Major Project Issue	Fire Services This project, along with other projects, would have a cumulative impact on the emergency services for this community. To mitigate this impact, the project will be required to participate in the Community Facilities District currently being created by the San Diego County Fire Authority.		3/7/2012	
1-	13	Major Project Issue	Inadequate Submittal It appears that the applicant did not proofread any of the submitted documents as each of the technical studies contained information that was unrelated to the project site or impacts. The submittal was so poor that staff had to spend most of their time reviewing for errors and incorrect information which has driven up the overall cost for the project and is not the fault of the County. Due to the inadequate submittal, the overall project is no closer than it was prior to submittal and due to the lack of adequate project management by the applicant, the Department should have rejected the submittal. All future submittals will only be accepted after staff and the applicant sit down with one another and go thru each and document. If any documents do not address our comments, the Department will reject the submittal. If any future submittals are grossly inadequate, the Department will move forward to the decision makers with a recommendation of denial due to inadequate progress.		3/7/2012	

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	2- 1	Air Quality	Please revise the project number from MUP-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
	2- 2	Air Quality	Please revise the contact on the cover sheet to Mark Slovick, phone number (858) 495-5172.		3/7/2012	
	2- 3	Air Quality	The Air Quality Report submitted was not prepared by an approved County CEQA consultant. The comments provided are based on a preliminary review of the document submitted. The report submitted cannot be approved unless the author of the report is on the County's approved list of CEQA consultants.		3/7/2012	
	2- 4	Air Quality	Please revise the report to include additional impacts resulting from undergrounding of the proposed gen-tie line from the project site to the Boulevard Substation.		3/7/2012	
	2- 5	Air Quality	The off-site private driveway from McCain Valley Road is required to be widened to 24-feet. Please incorporate this change into the analysis.		3/7/2012	
	2- 6	Air Quality	Please clarify the construction information. The report indicates that no fill material will be imported or exported; however, the Preliminary Grading Plan indicates that the project includes 15,200 cubic yards of excavation, 7,000 cubic yards of fill and 8,200 cubic yards of export. Furthermore, the Air Quality analysis should address the additional truck trips resulting from the export of material.		3/7/2012	
	2- 7	Air Quality	Table 4 on page 19 indicates a number "3" footnote for Total, but there is no reference under the table.		3/7/2012	
	2- 8	Air Quality	The cumulative construction analysis should also include a detailed cumulative analysis for the Tule Wind Project and Borrego Valley Substation.		3/7/2012	
	2- 9	Air Quality	The Air Quality Report should include design measures to reduce the overall dust generated during construction. For example, a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.		3/7/2012	
	2- 10	Air Quality	The Air Quality Report should address the site conditions post construction. For example, how would dust be reduced during operation of the project? Does the project include permeable soil binders or would the site be revegetated?		3/7/2012	

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2-	11	Air Quality	On page 26, please revise the second paragraph to be consistent with the Preliminary Grading Plan for quantities such as export, etc.		3/7/2012	
3-	1	Biological Resources	Staff has reviewed the Biological Resources Report for the LanWest Solar Farm dated January, 2012, prepared by AECOM and submitted to the County on February 3, 2012. The report requires revisions as detailed in the following comments.		3/7/2012	
3-	2	Biological Resources	Due to the sensitive nature of the site and vast amount of resources present, staff will contact the consulting biologist to schedule a site visit in the next couple of weeks. Any additional comments generated from that site visit will be conveyed to the applicant immediately.		3/7/2012	
3-	3	Biological Resources	This project will be scheduled for an Interim Review Meeting with the wildlife agencies. Any additional comments generated from that meeting will be conveyed to the applicant immediately.		3/7/2012	
3-	4	Biological Resources	Cover Page: The project numbers should be added (3300-12-002 (MUP), 3910-12-21-001 (ER)); the proponents name and address should be added; the final copy of the report must be signed by the County approved CEQA consultant.		3/7/2012	
3-	5	Biological Resources	The APNs on page 1 of the report should read: portions of 612-090-13 and 612-030-18.		3/7/2012	

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3-	6	Biological Resources	The plot plan and project description indicated that there will be an access road through the site to the east of the project as well as interconnection lines to the west of the project site. The report must analyze all offsite impacts in addition to the onsite impacts. Please revise all figures, table and analysis to account for offsite habitat impacts. Please note that based on the Fire Authority's comments, the access roadway is required to be 24-feet in width with 20-feet of fire clearing on each side of the roadway. Also, the off-site utility line is required to be undergrounded. These items need to be included in the project description and impact analysis.		3/7/2012	
3-	7	Biological Resources	The report indicates that 17.98 acres of open space will occur onsite while the plot plan calls out only 12 acres in the northern portion of the site. It is also unclear whether the open space is proposed to be dedicated as a biological open space easement or only intended to be left in its natural state. Please clarify where open space is proposed and clarify whether an easement would be placed over this (these) area(s) in order for staff to make a determination whether the onsite open space can be accepted as mitigation.		3/7/2012	
3-	8	Biological Resources	Page 2 of the report and the plot plan indicate that the entire project boundary will be fenced while measure BIO-17 on page 83 of the report indicates that a corridor in the northern part of the project area will remain unfenced. Please clarify. If the area is to be fenced as part of the proposed project, it cannot be accepted as mitigation.		3/7/2012	
3-	9	Biological Resources	Table 1 in the report should include the duration of time spent onsite for each survey.		3/7/2012	
3-	10	Biological Resources	The report indicates that avian surveys are ongoing. The results of these surveys must be included in the report when complete. The results of these surveys may result in additional comments from staff.		3/7/2012	

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3-	11	Biological Resources	The RPO status of all onsite wetlands has not been appropriately addressed in the report. The report should be updated to analyze all wetlands onsite to determine their RPO status and should avoid all impacts through avoidance of all RPO wetlands and wetland buffers. Chapter 4, Section 2.2.2, Section 1.4.9 and all other references to wetlands throughout the report should be updated to address RPO wetlands. Also see the major project issue above regarding RPO wetlands.		3/7/2012	
3-	12	Biological Resources	The report indicates that cumulative impacts will be analyzed in the EIR for this project. Any additional comments regarding cumulative impacts on biological resources will be addressed at that time.		3/7/2012	
3-	13	Biological Resources	The report indicates that there will be no impacts to oak woodlands as a result of this project but the plot plan shows several roads encroaching into the oak root protection zone and one road traversing through the oak woodland. Impacts to oak woodlands and their oak root protection zone must be mitigated at a 3:1 ratio in accordance with the County of San Diego Guidelines for Determining Significance for Biological Resources. If feasible, the road should be relocated to completely avoid the oak woodlands and oak root protection zones.		3/7/2012	
3-	14	Biological Resources	The mitigation measures in the report reference a Weed Management Plan and a Revegetation Plan. Please provide draft copies of these documents for staff review.		3/7/2012	
3-	15	Biological Resources	The report indicates that no groundwater will be used for the proposed project while the project description alludes to use of on onsite wells. The source of water for the proposed project should be clarified and the report should be updated to analyze onsite water use if that is the case.		3/7/2012	
3-	16	Biological Resources	While it is unclear where onsite open space will occur and whether easements are proposed, limited building zones must be proposed to protect all open space easements. Limited building zones are typically 100-feet unless they are extended or reduced by the fire district.		3/7/2012	

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3-	17	Biological Resources	On page 74 of the report, it is stated that impacts to Jacumba milk vetch and desert beauty are less than significant because less than 5% of the individuals would be impacted. In accordance with the County of San Diego Guidelines for Determining Significance for Biological Resources, a biologically based determination must be made that the project would not have a substantial adverse effect on the long term survival of that plant or animal taxon. Please include justification in the report to substantiate this claim or provide mitigation for these impacts.		3/7/2012	
3-	18	Biological Resources	In the discussions for guidelines 6.1.A, B, D, E, F, it is stated that the measures in section 3.4 would reduce the impacts to less than significant. More detail should be provided specifying what measures specifically would achieve this. Based on the current design and lack of clarity regarding the open space onsite, staff has concerns that wildlife movement occurring east to west between I-8 and Old Highway 80 will be hindered or blocked completely.		3/7/2012	
3-	19	Biological Resources	The explanation for guideline 7.1.B is lacking justification. Please expand the justification beyond stating that this would not be a significant impact to the preparation of the ECMSCP due to its small size.		3/7/2012	
3-	20	Biological Resources	The explanation for guideline 7.1.C will require revisions in accordance with the above comments regarding RPO wetlands.		3/7/2012	
3-	21	Biological Resources	All proposed open space easements (biological resource & limited building zones) as well as the open space fencing/signage plan for the proposed biological open space easements must be clearly shown on the preliminary grading plan.		3/7/2012	
3-	22	Biological Resources	All changes to the document must be in strikeout/underline format.		3/7/2012	
4-	1	Cultural Resources	Please revise the project number from 3992-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
4-	2	Cultural Resources	Please update the Project Manager to Mark Slovick, who can be reached at (858) 495-5172.		3/7/2012	

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4-	3	Cultural Resources	The report needs to address all off-site impacts. The project includes a 24-foot access road to the east that connects to McCain Valley Road along with 20-feet of fuel modification along each side of the roadway that needs to be included in the survey. Also, the project includes the undergrounding of a new distribution line to the Boulevard Substation that needs to be evaluated.		3/7/2012	
4-	4	Cultural Resources	Please update Figure 2 to include all off-site improvements, including roadways, fuel zones and trenching for underground utilities.		3/7/2012	
4-	5	Cultural Resources	The report indicates that three sites would be located within a conservation easement. The plans need to indicate an Open Space Easement dedicated to the County of San Diego. An additional 100-foot minimum Limited Building Zone Easement is required adjacent to all proposed open space easements.		3/7/2012	
4-	6	Cultural Resources	Staff has reviewed the cultural resources report titled, “ <i>Cultural Resources Survey Report for the LanWest Solar Farm Project Area, Boulevard, San Diego County, California</i> ”, dated January 2012, prepared by Brian K. Glenn of Pacific West Archaeology. The report provides the results of archival research and cultural resource survey to. Four historic-era archaeological sites are located within the project footprint, two previously recorded sites (CA-SDI-16824 and CA-SDI-18921) and two new sites (LW-02 and LW-04). The report requires revisions as detailed in the following comment.		3/7/2012	

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4-	7	Cultural Resources	Site CA-SDI-16824 consists of a historic ranch complex that includes house remains (including a standing chimney) a watering basin, animal pens and a animal watering trough. Based on initial survey, the site is considered significant under CEQA criteria (d) and recommended as eligible for listing in the California Register of Historic Places. Site CA-SDI-18921 is a moderate to high density historic archaeological refuse deposit. Site LW-02 is a low density historical archaeological refuse scatter. Site LW-04 represents the remains of the 1850 stage and U.S. Army mail route containing both intact sections currently used and abandoned sections completely overgrown. Testing for significance will be required. Mitigation of direct and indirect impacts to the sites can be achieved through avoidance (open space easement) or through completion of a data recovery program.		3/7/2012	
4-	8	Cultural Resources	County staff will conduct a Sacred Lands Check with the Native American Heritage Commission (NAHC). In addition, staff will communicate with any Native American individual or organization that may possess knowledge about Sacred Sites or be affected by your project. Staff will keep you informed as to future communications with local tribes.		3/7/2012	
4-	9	Cultural Resources	Submit a testing and evaluation plan to the County for review prior to any field work.		3/7/2012	
4-	10	Cultural Resources	Please provide all changes in strikeout-underline format and submit electronically as a Microsoft Word document.		3/7/2012	
4-	11	Cultural Resources	All existing and proposed cultural open space easements must be clearly shown on the plans/map and on the preliminary grading plan. Label the easements as 'Sensitive Environmental Resources'.		3/7/2012	
4-	12	Cultural Resources	If open space easements are proposed, fencing/signage plan for the proposed cultural open space easement must be clearly shown on the preliminary grading plan and on the Open Space Map if prepared.		3/7/2012	
4-	13	Cultural Resources	Update report with SCIC site numbers for LW-02 and LW-04. Including DPR forms.		3/7/2012	

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4-	14	Cultural Resources	Refer to the revised Word Document for editorial changes and comments made in "Track Changes".		3/7/2012	
4-	15	Cultural Resources	Previously-collected artifacts: If these can be located, include them in your evaluation.		3/7/2012	
4-	16	Cultural Resources	Combine the completed survey report with the testing and evaluation results into one complete report.		3/7/2012	
5-	1	Fire	Please revise the project number from 3992-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
5-	2	Fire	The proposed project is a 5.4 MW solar photovoltaic energy plant, covering 35 acres on two parcels. The facility is located in a Very High Fire Hazard Severity Zone as determined by CAL FIRE FRAP mapping.		3/7/2012	
5-	3	Fire	FIRE JURISDICTION AND GENERAL PLAN CONFORMANCE The subject property is within the San Diego County Fire Authority (SDCFA). The closest fire station is Boulevard Station located at 39923 Ribbonwood Rd. The station is staffed 24 hours a day with volunteer emergency personnel. The station is 2.5 miles from the project and travel time to the project is approximately 4.9 minutes. The project is zoned S92—General Rural and is located in a Rural Lands (RL-80) Development Area and the General Plan does not designate a maximum allowable travel time for this area.		3/7/2012	
5-	4	Fire	MAXIMUM ALLOWABLE DEAD-END ROAD LENGTH The project accesses off of McCain Valley Rd., which connects to Old Highway 80, the first point which allows for egress in two directions. Based upon the site plan dated January 20, 2012, the furthest areas of the project would be approximately 4,500 feet from Old Highway 80. Parcels zoned for 80 acres are allowed a maximum dead-end road length of 5,280. Therefore, dead-end road length should not an issue for this project.		3/7/2012	
5-	5	Fire	IMPACT TO EMERGENCY SERVICES This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the Community Facilities District currently being created by the SDCFA.		3/7/2012	

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5-	6	Fire	FIRE PROTECTION PLAN We have reviewed the Fire Protection Plan prepared by Firewise 2000, Inc., dated January 28, 2012. Please accept the following comments:		3/7/2012	
5-	7	Fire	4.1 Adequate Emergency Services: Revise the discussion that the project is within the SDCFA and the first responders would be from the Boulevard fire station located at 39923 Ribbonwood Rd., 2.5 miles from the project.		3/7/2012	
5-	8	Fire	4.2 Access Roads and Gates: Revise the discussion that the project access road from McCain Valley Rd. and the access roads to the inverter structures and substation are to be 24 feet wide. A perimeter access road of 24 feet in width is to be provided. The 12 foot wide access roads running north-south to the trackers are acceptable provided 12 foot wide east-west roads are provided as well, spaced no further than 300 feet apart. Revise the plot plan and provide cross sections of the access roads. Revise section 5.1 accordingly.		3/7/2012	
5-	9	Fire	4.3 Water Supply: Show the water storage tank(s) on the plot plan.		3/7/2012	
5-	10	Fire	5.1 Enhancements for Modification: Add in that there will be no exposed conductors on the trackers from the base to the array to protect them from possible flame impingement.		3/7/2012	
5-	11	Fire	6.0 Conclusions, item 2: Revise that the primary first responder will be the San Diego County Fire Authority.		3/7/2012	
5-	12	Fire	7.2 List of Persons Contacted: Replace “DPLU Fire” with San Diego County Fire Authority after James Pine. The San Diego County Fire Authority is no longer under DPLU but has moved to the Public Safety Group (PSG).		3/7/2012	
5-	13	Fire	Technical Report: Add in a section describing the differences between normal solar photovoltaic modules and CPV (that they have to be in perfect alignment with the sun to produce energy, that taking them out of alignment—putting them horizontal—greatly reduces the power being generated, thus making it safer for emergency personnel, etc.)		3/7/2012	

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5-	14	Fire	Fuel Treatment Exhibit: The exhibit does not show the fuel treatment areas around the trackers, substation, and access roadways. It also does not show the 50 foot FMZ as described in section 4.7.		3/7/2012	
5-	15	Fire	Once the FPP and plot plan are revised as per the above suggested revisions, we will accept the fire protection plan for the project.		3/7/2012	
6-	1	General Plan Conformance - Community Character/Land Use Analysis	Please revise the project number from 3992-11-017 to 3300 12-002 (MUP), ER 12-21-001.		3/7/2012	
6-	2	General Plan Conformance - Community Character/Land Use Analysis	Please revise the contact on the cover sheet to Mark Slovick, phone number (858) 495-5172.		3/7/2012	
6-	3	General Plan Conformance - Community Character/Land Use Analysis	In general, the Community Character and Land Use Analysis is inadequate and does not contain a thorough analysis of the consistency of the project with the surrounding area. The report should be updated throughout to provide evidence that it is consistent with the surrounding area. For example, stating that the project is consistent with the surrounding area is not adequate. The analysis should detail how the project is consistent in terms of bulk, scale, coverage, aesthetic, etc. The report should include direct examples of other uses in the area and their characteristics, such as height, square footage, appearance, etc.		3/7/2012	
6-	4	General Plan Conformance - Community Character/Land Use Analysis	Please remove all references to EIS throughout the Land Use Analysis.		3/7/2012	
6-	5	General Plan Conformance - Community Character/Land Use Analysis	Please revise the Project Description under section 2.0 to indicate that the proposed gen-tie line would be undergrounded from the site to the Boulevard Substation as required by the General Plan.		3/7/2012	

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6-	6	General Plan Conformance - Community Character/Land Use Analysis	The description under section 2.2 Grading indicates that the project would require some localized grading; however, the preliminary grading plan indicates the entire site would be graded, resulting in approximately 15,200 cubic yards of excavation. Please revise and demonstrate how the grading would be consistent with the General Plan. In addition, please update the last sentence in the section to add the grading quantities.		3/7/2012	
6-	7	General Plan Conformance - Community Character/Land Use Analysis	On page 8, please remove the reference to the Biological Mitigation Ordinance. The project is located outside of the adopted MSCP.		3/7/2012	
6-	8	General Plan Conformance - Community Character/Land Use Analysis	On page 8, under LU-5.3, please complete the last sentence.		3/7/2012	
6-	9	General Plan Conformance - Community Character/Land Use Analysis	On page 10, under LU-6.7 and 6.8, please provide further information regarding the measures that would be implemented to reduce impacts to scenic highways.		3/7/2012	
6-	10	General Plan Conformance - Community Character/Land Use Analysis	On page 11, under LU-6.11, it states that the project would use automatic fire suppression systems an arc flash relays. This was not identified in the FPP. Please revise as necessary.		3/7/2012	
6-	11	General Plan Conformance - Community Character/Land Use Analysis	Please update all information regarding Groundwater Resources after completion of the Groundwater Investigation.		3/7/2012	
6-	12	General Plan Conformance - Community Character/Land Use Analysis	On page 14, under LU-11.9, please provide additional information regarding buffers to adjacent uses.		3/7/2012	

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6-	13	General Plan Conformance - Community Character/Land Use Analysis	On page 14, under LU-11.11, please revise the section regarding noise barriers to be consistent with the Noise Report.		3/7/2012	
6-	14	General Plan Conformance - Community Character/Land Use Analysis	On page 14, under LU-11.11, it indicates that the O&M building may have outdoor storage. Please indicate this on the plans and note that there may be additional screening required depending on the amount and location of the storage.		3/7/2012	
6-	15	General Plan Conformance - Community Character/Land Use Analysis	On page 15, under LU-12-1, it states that SDRFD would provide fire service. Please revise this as the project would be serviced by the San Diego County Fire Authority.		3/7/2012	
6-	16	General Plan Conformance - Community Character/Land Use Analysis	Please remove the reference to the Biological Mitigation Ordinance at the top of page 16.		3/7/2012	
6-	17	General Plan Conformance - Community Character/Land Use Analysis	On page 16, under LU-12-4, Please provide additional analysis regarding the finding that the project would not significantly impact the existing community character.		3/7/2012	
6-	18	General Plan Conformance - Community Character/Land Use Analysis	On page 16, under Adequate Wastewater Facilities, please indicate the proposed project would be unmanned.		3/7/2012	
6-	19	General Plan Conformance - Community Character/Land Use Analysis	On page 17, under 18.1, please revise the analysis to address the proposed project, which is classified as a "Civic Use Type".		3/7/2012	

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	6- 20	General Plan Conformance - Community Character/Land Use Analysis	On page 18, under M-2.1, please revise the analysis regarding traffic from the project. The project would result in 22 ADT during construction, but the additional 22 ADT would not result in a significant impact to level of service.		3/7/2012	
	6- 21	General Plan Conformance - Community Character/Land Use Analysis	On page 19, under M-2.3, please remove the reference to the "Tule Wind Project." Furthermore, the discussion is not consistent with the Visual Study prepared, which indicates that the project would result in a significant visual impact.		3/7/2012	
	6- 22	General Plan Conformance - Community Character/Land Use Analysis	On page 19, under M-3.3, please provide additional rationale for the one project access on McCain Valley Road and why an additional access or primary access is not provided from Old Highway 80.		3/7/2012	
	6- 23	General Plan Conformance - Community Character/Land Use Analysis	On page 20, under M-5.2, please revise the analysis to indicate that the project would not result in a significant traffic impact and therefore no mitigation is required.		3/7/2012	
	6- 24	General Plan Conformance - Community Character/Land Use Analysis	On page 21, under M-6.1, please revise the analysis to remove all references to "wind turbines." Also, the analysis does not include the route to the project site, but to a different property.		3/7/2012	
	6- 25	General Plan Conformance - Community Character/Land Use Analysis	On page 22, under M-8.4, please remove all references to the "Tule Wind Project."		3/7/2012	
	6- 26	General Plan Conformance - Community Character/Land Use Analysis	On page 22, under M-9.1, please revise the analysis to indicate that the project would not result in a significant traffic impact and therefore no mitigation is required.		3/7/2012	

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	6- 27	General Plan Conformance - Community Character/Land Use Analysis	On page 24, under M-11.6, please remove the sentence fragment at the bottom of the response.		3/7/2012	
	6- 28	General Plan Conformance - Community Character/Land Use Analysis	On page 26, under COS-1.1, please revise the response to address wildlife corridors. The response should be based on information provided in the Biological Resource Report.		3/7/2012	
	6- 29	General Plan Conformance - Community Character/Land Use Analysis	On page 26, under COS-1.9, please provide additional information regarding landscaping. For example, please indicate the location of all proposed landscaping, type, etc.		3/7/2012	
	6- 30	General Plan Conformance - Community Character/Land Use Analysis	On page 27, under COS-2.1, please provide additional information on revegetation, including location, type, etc.		3/7/2012	
	6- 31	General Plan Conformance - Community Character/Land Use Analysis	On page 27, under COS-4.1, please provide additional analysis regarding the projects consistency with these policies.		3/7/2012	
	6- 32	General Plan Conformance - Community Character/Land Use Analysis	On page 28, under COS-4.5, please provide an explanation of why this is not applicable. The project includes landscaping that could rely on recycled water.		3/7/2012	
	6- 33	General Plan Conformance - Community Character/Land Use Analysis	On page 28, under COS-5.2, please revise "impervious" to "pervious."		3/7/2012	

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6-	34	General Plan Conformance - Community Character/Land Use Analysis	On page 28, under COS-6.2, please revise the response to indicate that based on the County LARA Model and the three Required Factors, the project will receive a Low Rating for water, due to its location outside the CWA and within a fractured crystalline aquifer (regardless of the existence of wells). Therefore, according to the County Guidelines, the project would not be identified as an Important Agricultural Resource and no mitigation would be necessary.		3/7/2012	
6-	35	General Plan Conformance - Community Character/Land Use Analysis	On page 30, under COS-9.1, please revise the response to indicate that the project has no paleontological resource potential because it is located on geologic formations that are composed entirely of volcanic or plutonic igneous rock, such as basalt or granite, and therefore do not have any potential for producing fossil remains.		3/7/2012	
6-	36	General Plan Conformance - Community Character/Land Use Analysis	On page 31, under COS-11.1 please provide additional information regarding the finding that the project has been designed to minimize visual impacts. For example, what measures has the project taken to minimize visual impacts.		3/7/2012	
6-	37	General Plan Conformance - Community Character/Land Use Analysis	On page 32, under COS-11.2, please revise the response to address the protection of scenic resources. The current response indicates that the proposed project is smaller in scale than the Sunrise Powerlink project and therefore would not detract further from the quality of the scenic viewshed. The project should discuss how the project would not detract from the scenic viewshed. In addition, the description of the project should be updated to reflect the undergrounding of the proposed gen-tie line.		3/7/2012	
6-	38	General Plan Conformance - Community Character/Land Use Analysis	On page 32, under COS-11.3, please revise the analysis to be consistent with the Visual Study. The Visual Study indicates that the project would have a significant impact on visual resources, but the response to this policy indicates that the project would not. Please also remove the reference to the Biological Mitigation Ordinance.		3/7/2012	

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6-	39	General Plan Conformance - Community Character/Land Use Analysis	On page 33, under COS-11.7, please revise the response to indicate that the proposed gen-tie line would be undergrounded to the Boulevard Substation.		3/7/2012	
6-	40	General Plan Conformance - Community Character/Land Use Analysis	On page 33, under COS-12.2, please revise the response to remove the reference to a GPA. A General Plan Amendment has not been submitted.		3/7/2012	
6-	41	General Plan Conformance - Community Character/Land Use Analysis	On page 33, under COS-13.1, please remove the reference to an O&M building. Please provide further information on proposed lighting and location. A photometric study has been requested.		3/7/2012	
6-	42	General Plan Conformance - Community Character/Land Use Analysis	On page 34, under COS-14.7, please remove the reference to "wind energy."		3/7/2012	
6-	43	General Plan Conformance - Community Character/Land Use Analysis	On page 35, under COS-14.10, please revise the analysis regarding Air Quality Impacts. The analysis indicates that the project would result in significant and unmitigable impacts, but the Air Quality Analysis indicates otherwise.		3/7/2012	
6-	44	General Plan Conformance - Community Character/Land Use Analysis	On page 35, under COS-15.1, please remove the reference to an O&M building.		3/7/2012	
6-	45	General Plan Conformance - Community Character/Land Use Analysis	On page 36, under COS-15.6, please revise the analysis to indicate that there would be operational air quality emissions; however, they would be less than significant.		3/7/2012	

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6-	46	General Plan Conformance - Community Character/Land Use Analysis	On page 37 and 38, under COS-19.1, please revise the analysis based on the requested Groundwater Investigation. Please also remove the reference to an O&M building and potable water.		3/7/2012	
6-	47	General Plan Conformance - Community Character/Land Use Analysis	On page 39, under COS-21.1, please clarify whether the project is a transmission energy project or a distribution energy project.		3/7/2012	
6-	48	General Plan Conformance - Community Character/Land Use Analysis	On page 40, under H-2.1, the analysis is inadequate and required further explanation on how the project would not impact the Community Character of Boulevard.		3/7/2012	
6-	49	General Plan Conformance - Community Character/Land Use Analysis	On page 42, under S-1.1, please remove the reference to a GPA.		3/7/2012	
6-	50	General Plan Conformance - Community Character/Land Use Analysis	On page 44, under S-3.7, please remove the reference to the O&M building.		3/7/2012	
6-	51	General Plan Conformance - Community Character/Land Use Analysis	On page 45, under S-5.2, please update the response based on information from the San Diego County Fire Authority.		3/7/2012	
6-	52	General Plan Conformance - Community Character/Land Use Analysis	On page 45, under S-6.4, please revise the response to indicate that the project would be required to participate in a Community Facilities District (CFD) for fire service.		3/7/2012	

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	6- 53	General Plan Conformance - Community Character/Land Use Analysis	On page 45, under S-6.5, please remove proper authorities and insert San Diego County Fire Authority.		3/7/2012	
	6- 54	General Plan Conformance - Community Character/Land Use Analysis	On page 46, under S-9.1, please revise the statement regarding impacts from drainage were determined to be negligible. Would the project result in an increase in drainage flow on-site or off-site?		3/7/2012	
	6- 55	General Plan Conformance - Community Character/Land Use Analysis	On page 48, under S-10.3, please revise the statement regarding impacts from drainage were determined to be negligible. Would the project result in an increase in drainage flow on-site or off-site?		3/7/2012	
	6- 56	General Plan Conformance - Community Character/Land Use Analysis	On page 48, under S-11.1, please review this response. Does this information pertain to the proposed project?		3/7/2012	
	6- 57	General Plan Conformance - Community Character/Land Use Analysis	On page 48, under S-11.3, please revise the response to address residences.		3/7/2012	
	6- 58	General Plan Conformance - Community Character/Land Use Analysis	On page 50, under S-15.3, please revise the response to indicate that the project is not located within the FAA notification area.		3/7/2012	
	6- 59	General Plan Conformance - Community Character/Land Use Analysis	On page 52, under N-4.1, please revise the response to remove all references to a traffic analysis.		3/7/2012	

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6-	60	General Plan Conformance - Community Character/Land Use Analysis	On page 53, under N-6.2, please revise the response to remove all references to blasting. If blasting is proposed, the Noise Study should evaluate any potential impacts from the blasting activity.		3/7/2012	
6-	61	General Plan Conformance - Community Character/Land Use Analysis	On page 53, under N-6.4, please revise the response to indicate that construction would not occur at nighttime.		3/7/2012	
6-	62	General Plan Conformance - Community Character/Land Use Analysis	On page 53, under Goal 1, please provide additional analysis regarding the projects conformance with the Mountain Empire Subregional Plan.		3/7/2012	
6-	63	General Plan Conformance - Community Character/Land Use Analysis	On page 54, under Policy 1, please elaborate on the proposed tree planting. No information has been provided regarding screening of the proposed solar panels.		3/7/2012	
6-	64	General Plan Conformance - Community Character/Land Use Analysis	On page 54, under Policy 3 (Goal 1), please remove the reference to "wind" and "wind turbines."		3/7/2012	
6-	65	General Plan Conformance - Community Character/Land Use Analysis	On page 55, under Policy 4, please elaborate on the natural features that would be incorporated into the project.		3/7/2012	
6-	66	General Plan Conformance - Community Character/Land Use Analysis	On page 55, under Policy 6, please remove the reference to "turbines."		3/7/2012	

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	6- 67	General Plan Conformance - Community Character/Land Use Analysis	On page 57, under Policy 5, please elaborate on how the project was designed in consideration of the views from public streets.		3/7/2012	
	6- 68	General Plan Conformance - Community Character/Land Use Analysis	On page 60, under Policy 5, please clarify the proposed "revegetation." The response should be based on the proposed mitigation identified in the Biological Resource Report.		3/7/2012	
	6- 69	General Plan Conformance - Community Character/Land Use Analysis	On page 62, under Goal 1, please provide an analysis of how the project would be consistent with the goal of the General Plan to protect and enhance scenic highways.		3/7/2012	
	6- 70	General Plan Conformance - Community Character/Land Use Analysis	The Land Use Analysis needs to include an analysis of the projects consistency with the Boulevard Subregional Plan.		3/7/2012	
	6- 71	General Plan Conformance - Community Character/Land Use Analysis	On page 63, under 4.1.3, please remove the reference to the "Draft" General Plan Update.		3/7/2012	
	6- 72	General Plan Conformance - Community Character/Land Use Analysis	On page 63, under 4.1.4, please clarify the reference to "vegetation screening".		3/7/2012	
	6- 73	General Plan Conformance - Community Character/Land Use Analysis	On page 64, under 4.1.6, please clarify whether the project includes lighting. The proposed lighting should be shown on the plans.		3/7/2012	

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6-	74	General Plan Conformance - Community Character/Land Use Analysis	The Draft Major Use Permit findings need to be substantially rewritten. The findings need to discuss existing uses within the project area in terms of square footage, height, etc. They should indicate how the proposed project would conform with uses in the surrounding area in terms of bulk, scale, etc.		3/7/2012	
6-	75	General Plan Conformance - Community Character/Land Use Analysis	On page 64, under finding 1, remove the reference to "disturbed lands."		3/7/2012	
6-	76	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under item 5, please remove the reference to "Boulevard Fire Protection District." The project would be served by the San Diego County Fire Authority.		3/7/2012	
6-	77	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under item 7, please remove the reference to "Draft General Plan Update."		3/7/2012	
6-	78	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under Item 8, please update accordingly.		3/7/2012	
6-	79	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under Bulk and Scale, the findings indicate that the project would be screened by adjacent land uses and would be low an uniform in appearance. Please revise this to indicate how the project would be screened by adjacent land uses. Also, the project contains 35-foot tall solar panels, which are approximately 2-stories in height. These should not be referred to as "low" structures.		3/7/2012	

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6-	80	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under Bulk and Scale, please revise the analysis regarding distance from the project site and blending effect. The project is directly adjacent to two scenic routes and would not blend into horizon. The analysis should focus on the view of the solar panels from the scenic routes and surrounding area.		3/7/2012	
6-	81	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under Bulk and Scale, please remove all references to "agricultural lands." The project site and surrounding area do not contain agricultural lands.		3/7/2012	
6-	82	General Plan Conformance - Community Character/Land Use Analysis	On page 65, under Coverage, please provide calculations of the proposed coverage and compare the project with surrounding coverage's. Please remove all references to agricultural land uses within the surrounding area. Please note that the Visual Study submitted indicates that the project would result in a significant Visual Impact.		3/7/2012	
6-	83	General Plan Conformance - Community Character/Land Use Analysis	On page 67, under 2, revise the reference to "Boulevard Fire Protection District" and indicate San Diego County Fire Authority.		3/7/2012	
6-	84	General Plan Conformance - Community Character/Land Use Analysis	On page 67, under 3, please revise to address visual attributes of community character.		3/7/2012	
6-	85	General Plan Conformance - Community Character/Land Use Analysis	On page 68, under 4, please revise to indicate that all utility lines would be installed underground.		3/7/2012	
6-	86	General Plan Conformance - Community Character/Land Use Analysis	On page 68 and 69, under 5, please remove all references to previously disturbed and/or developed. In addition, please indicate that all utility lines would be installed underground. Please remove the reference to a "forthcoming" Boulevard Subregional Plan. The project should rely on the adopted Boulevard Subregional Plan.		3/7/2012	

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6-	87	General Plan Conformance - Community Character/Land Use Analysis	On page 69, under 6, please remove the reference to the "Draft General Plan Update" and revise the Boulevard Community Plan to Subregional Plan.		3/7/2012	
6-	88	General Plan Conformance - Community Character/Land Use Analysis	On page 69, please update the response regarding CEQA compliance. The project will require an Environmental Impact Report (EIR).		3/7/2012	
6-	89	General Plan Conformance - Community Character/Land Use Analysis	Please include an analysis of the project's consistency with the Boulevard Subregional Plan. Based on a review by staff, the project may not be consistent with a number of policies regarding large scale energy generation projects.		3/7/2012	
7-	1	Geologic Hazards	The project will be conditioned to ensure liquefaction is covered through proper design measures for deep foundations or other engineered methods to mitigate the potential effects of seismically induced settlement.	The project will be conditioned to mitigate for liquefaction hazards prior to issuance of a building permit.		3/7/2012
8-	1	Groundwater Resources	The project is proposing to use groundwater from on-site wells. Based on the potential impacts from utilizing 12.84 acre-feet of groundwater per year for temporary project construction, a groundwater is required to evaluate the significance of potential impacts to groundwater resources. The groundwater investigation report must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Guidelines.pdf (Guidelines) http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Report-Format.pdf (Report Formats).		3/7/2012	
9-	1	Landscape	Requirements for landscaping are based on the County of San Diego's Water Conservation in Landscaping Ordinance, the Water Efficient Landscape Design Manual, and the County's Guidelines for Determining Significance for Visual Resources.		3/7/2012	

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	9- 2	Landscape	Provide a conceptual landscape plan with the next iteration submittal that shows the following: 1) all existing trees for the entire property, including both parcels for LanWest and LanEast. Expand upon the information shown on the Plot Plan and Symbols sheet to Identify species of trees along with the trunk diameter as measured 4' above grade and illustrate which trees are to remain and which are to be removed. 2) Show proposed screening vegetation along all segments of security fencing. Vegetation shall be non-invasive and native to the surrounding area. Fire prone vegetation shall not be used. Vegetation shall be sized and spaced to achieve sufficient screening of the proposed 10' high fencing within two growing seasons. 3) Provide notes on the plans that indicates how the plantings will be irrigated and who will be responsible for ongoing maintenance to ensure their continual screening of the site. 4) Provide a separate plan legend that identifies specific plant types to be used for erosion control and revegetating all proposed trenching activities. 5) Show locations of existing rock outcroppings to remain and those to be removed.		3/7/2012	
	9- 3	Landscape	Clarify how the existing drainage swale in the northwestern portion of the property will continue to drain the site if filled in to provide pads for the CPV trackers and service roads.		3/7/2012	
	9- 4	Landscape	Consider planting groups of native trees within the yet-to-be recorded Open Space lot that will help screen and better blend the solar farm in with the surrounding terrain and existing vegetation. Consider a combination of berm and boulder placement along the I-8 scenic corridor to mimic existing topography along with native vegetation to create a more significant buffer to help mitigate visual impacts to motorists traveling both east and west along this highway.		3/7/2012	
	10- 1	Noise	Please revise the project number from MUP-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
	10- 2	Noise	Please revise the contact on the cover sheet to Mark Slovick, phone number (858) 495-5172.		3/7/2012	

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10-	3	Noise	The gen-tie line is required to be undergrounded from the project site to the Boulevard Substation. Please analyze noise impacts resulting from trenching the utility line from the project site to the Boulevard Substation.		3/7/2012	
10-	4	Noise	The Geotechnical Memorandum provided indicates the rock crushing may be required. Please ensure that the report analyzes any potential rock crushing activities on- or off-site.		3/7/2012	
10-	5	Noise	Please remove all references to construction at night. The County Noise Ordinance Sections 36.408 and 36.409 prohibit heavy construction equipment operating at night. Please ensure that this change is incorporated into all the technical studies.		3/7/2012	
10-	6	Noise	Please ensure that the project description in the Noise Report is consistent with the project description, specifically, the anticipated construction traffic trips, undergrounding of the gen-tie line, and off-site improvements.		3/7/2012	
10-	7	Noise	Please update the report with the most recent grading quantities provided on the Preliminary Grading Plan.		3/7/2012	
10-	8	Noise	Please revise the acreage of the project from 40 to 37-acres.		3/7/2012	
10-	9	Noise	Please update the cumulative analysis regarding construction and operation noise. The project is adjacent to a number of other reasonably foreseeable projects that have the potential to generate additional noise.		3/7/2012	
10-	10	Noise	Please revise the discussion under the Corona Discharge Noise section, regarding new transmission lines. The project does include a gen-tie line to the Boulevard Substation; however, the line is required to be undergrounded.		3/7/2012	
11-	1	Ownership Verification	Please provide authorization from the owner to file a Major Use Permit for a solar energy project		3/7/2012	
12-	1	Phase 1 ESA	Staff has reviewed the Phase I Environmental Site Assessment (AECOM, January 2012). The Limited Phase I ESA report is accepted as complete.			3/7/2012

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13-	1	Plot Plan	Please indicate the entire project boundary on the Major Use Permit Plot Plan. The entire project boundary includes APNs 612-030-18-00, 612-091-13-00 and 613-030-35-00. Please add the APNs to the "Parcel Information." Please refer to Boundary Adjustment BC 02-0004 for reference.		3/7/2012	
13-	2	Plot Plan	Please indicate all existing open space easements on the project site on the plot plan. It appears that APN 613-030-35-00 contains a number of existing open space easements.		3/7/2012	
13-	3	Plot Plan	Please indicate all existing structures on-site and whether they are to remain or be removed.		3/7/2012	
13-	4	Plot Plan	Please provide elevations, cross sections, and floor plans of all proposed structures, including inverters, switch yards, solar panels, fencing, etc. All elevation/cross sections should include the height of all proposed structures. Please also indicate any attached ancillary equipment, such as blowers.		3/7/2012	
13-	5	Plot Plan	Please provide details of all proposed structures, including inverters, fencing, etc, with all dimensions clearly shown.		3/7/2012	
13-	6	Plot Plan	Please indicate the front yard setback and distance from the centerline of Old Highway 80 to the proposed switch yard and solar panels.		3/7/2012	
13-	7	Plot Plan	Please indicate all off-site improvements associated with the project site. For example, please indicate the location of the proposed underground gen-tie line that would connect to the Boulevard Substation.		3/7/2012	
13-	8	Plot Plan	Please remove the "Screening Detail" from the proposed plans and add all proposed landscaping to the conceptual landscape plan.		3/7/2012	
13-	9	Plot Plan	The plans indicate a security fence outside of the Major Use Permit boundary, adjacent to Interstate 8 right-of-way. Please revise the plans to include the fencing within the MUP boundary.		3/7/2012	

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13-	10	Plot Plan	Please indicate all setbacks from property lines to proposed solar panels, equipment, etc. The Fire Protection Plan identifies a minimum fuel modification zone of 50-feet. Please identify the 50-foot setback on the plans. The plans currently indicate that the edge of the panels are located 26-feet from the property line.		3/7/2012	
13-	11	Plot Plan	Please provide a fencing exhibit indicating any proposed signage.		3/7/2012	
13-	12	Plot Plan	Please indicate any proposed lighting associated with the proposed project. If the project includes extensive lighting, a photometric study may be required.		3/7/2012	
13-	13	Plot Plan	Please indicate that the 12 acres of open space in the northwestern portion of the property would be located within an open space easement dedicated to the County of San Diego.		3/7/2012	
13-	14	Plot Plan	All proposed open space easements must be protected through the dedication of a 100-foot Limited Building Zone (LBZ) easement. The 100-foot LBZ must be adjacent to the open space easement and will prevent fuel modification from encroaching into the proposed open space.		3/7/2012	
13-	15	Plot Plan	Please remove the proposed on-site access road from within the proposed RPO wetland buffer located along Old Highway 80.		3/7/2012	
13-	16	Plot Plan	Please remove the reference to an "Overhead" electrical line from the project site to the Boulevard Substation. The plans should indicate that the electrical line will be undergrounded and show the location.		3/7/2012	
13-	17	Plot Plan	Please remove all proposed development from within the 50-foot oak root protection zone. The plans indicate proposed access roads and panels within the protection zone. Impacts to the root protection zone would have to be mitigated at a ratio of 3:1.		3/7/2012	
13-	18	Plot Plan	Please indicate the width of the off-site access road from McCain Valley Road.		3/7/2012	
13-	19	Plot Plan	Please add the on-site private driveway access from McCain Valley Road to the MUP boundary.		3/7/2012	

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PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	20	Plot Plan	Please show all proposed water storage tanks on the plans and indicate the size of the water tanks and distance to property lines.		3/7/2012	
13-	21	Plot Plan	Please show all proposed gates and provide an elevation detail with all dimensions. The gates will be reviewed by the County Fire Marshal to ensure that they meet the Fire Code. Please refer to the Zoning Ordinance for setbacks required from the public right-of-way.		3/7/2012	
14-	1	Prelim. Grading Plan	Please review the comments under Plot Plan. The comments also apply to the Preliminary Grading Plans.		3/7/2012	
14-	2	Prelim. Grading Plan	Please justify the amount of grading proposed by the project. The site is relatively flat and the Mountain Empire Subregional Plan area states that projects should "avoid all extensive or severe grading to preserve the natural terrain."		3/7/2012	
14-	3	Prelim. Grading Plan	Please indicate all grading associated with road improvements or other major infrastructure.		3/7/2012	
14-	4	Prelim. Grading Plan	Please clarify the proposed drainage improvements located along the northern end of the site. It appears that five culverts are proposed along the drainage .		3/7/2012	
14-	5	Prelim. Grading Plan	Please identify the basis for the elevations and contours shown.		3/7/2012	
14-	6	Prelim. Grading Plan	Please indicate the estimated amount of excavation, fill, import and export.		3/7/2012	
14-	7	Prelim. Grading Plan	Please indicate all off-site improvements associated with the project site. For example, please indicate all grading associated with the private driveway from McCain Valley Road along with all proposed trenching for the gen-tie line.		3/7/2012	
14-	8	Prelim. Grading Plan	Please indicate the location of the security fencing. The fencing is proposed along Interstate 8, outside of the MUP boundary.		3/7/2012	
14-	9	Prelim. Grading Plan	Please remove all improvements located within the 50-foot oak protection zone. The plans indicate energy dissipaters within the 50-foot oak protection zone.		3/7/2012	
14-	10	Prelim. Grading Plan	Please remove all improvements located within the 50-foot RPO wetland buffer, including roadways and energy dissipaters.		3/7/2012	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14-	11	Prelim. Grading Plan	Please remove all BMPs that are located outside the boundaries of the MUP. The plans indicate a portable concrete management BMP located outside the MUP boundary along the northeast corner of the site.		3/7/2012	
15-	1	Prelim. Grading Plan	Please remove all BMPs from the proposed Open Space area, including silt fences.		3/7/2012	
15-	2	Project Description	Please revise the project number from MUP-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
15-	3	Project Description	Please revise the contact on the cover sheet to Mark Slovick, phone number (858) 495-5172.		3/7/2012	
15-	4	Project Description	Please explain why the project would not be accessed from Old Highway 80, which would result in a shorter travel distance for emergency services.		3/7/2012	
15-	5	Project Description	Please indicate whether the project would be a distribution or transmission energy project.		3/7/2012	
15-	6	Project Description	Please remove all references to construction at night. The County Noise Ordinance Sections 36.408 and 36.409 prohibit heavy construction equipment operating at night. Please ensure that this change is incorporated into all the technical studies.		3/7/2012	
15-	7	Project Description	Please clarify whether the project includes rock crushing. Additional analysis may be required.		3/7/2012	
15-	8	Project Description	Please include all APNs for the project site, including 613-030-35-00.		3/7/2012	
15-	9	Project Description	Please indicate the capacity of the proposed water tanks and ensure that they are shown and labeled on the plans.		3/7/2012	
15-	10	Project Description	Please provide additional details on the proposed security systems, including fencing (height, type, etc.), lighting, signage, etc.		3/7/2012	
15-	11	Project Description	Please revise the section regarding the proposed gen-tie line to indicate that the proposed line would be undergrounded from the project site to the Boulevard Substation in accordance with the General Plan.		3/7/2012	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
16-	1	Project Description - Decommissioning Plan	A draft-decommissioning plan should be provided to the County that would describe how the project would be decommissioned. The project site should be left in a manner that is consistent with what could be permitted by right pursuant to the Zoning Ordinance Section 6952b.3.d. This plan should identify a potential financial mechanism for the plan, but does not need to actually provide the financial mechanism.		3/7/2012	
17-	1	Proof of Interconnect	Please provide a copy of the Wholesale Distribution Open Access Tariff (WDAT) from SDG&E. This information will be used to ensure that all improvements required as part of the project are analyzed under CEQA.		3/7/2012	
18-	1	RPO - Steep Slopes	Please update the RPO slope analysis to indicate 10-foot contours of less. Also, please indicate whether there are any steep slopes on the property. Steep slopes are defined by the RPO as lands having a slope with a natural gradient of 25% or greater and a minimum rise of 50 feet.		3/7/2012	
18-	2	RPO - Steep Slopes	If the site does contain steep slopes, a second map will be required that indicates whether the project meets the encroachment limits set forth under the RPO. For more information, please review the following: http://www.sdcounty.ca.gov/luegdocs/DPLU%20FORMS/Cover%20Sheets/Zoning%20Forms/DPLU-374,%20Resource%20Protection%20Study.pdf .		3/7/2012	
18-	3	RPO - Steep Slopes	Please include all property within the boundaries of the MUP. This should include all off-site access roads and proposed gentle lines.		3/7/2012	
19-	1	Visual Resources	The Visual Resource Report submitted was not prepared by an approved County CEQA consultant. The comments provided are based on a preliminary review of the document submitted. The report submitted cannot be approved unless the author of the report is on the County's approved list of CEQA consultants.		3/7/2012	
19-	2	Visual Resources	Please revise the project number from MUP-11-017 to MUP 12-002, ER 12-21-001.		3/7/2012	
19-	3	Visual Resources	Please revise the contact on the cover sheet to Mark Slovick, phone number (858) 495-5172.		3/7/2012	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19-	4	Visual Resources	Please revise the Project Description under section 2.0 to indicate that the proposed gen-tie line would be undergrounded from the site to the Boulevard Substation as required by the General Plan.		3/7/2012	
19-	5	Visual Resources	Please clarify in the Project Description whether the project would connect to the existing or upgraded Boulevard Substation.		3/7/2012	
19-	6	Visual Resources	The report indicates that security fencing is proposed; however, the report does not indicate the height or type of fencing provided. Please clarify the type, location and height of the fencing and ensure that the fencing is depicted in the photo-simulations.		3/7/2012	
19-	7	Visual Resources	Please clarify that the proposed open space would be preserved within a permanent Open Space Easement dedicated to the County of San Diego.		3/7/2012	
19-	8	Visual Resources	Please revise the Project boundaries to include the off-site access road and gen-tie line.		3/7/2012	
19-	9	Visual Resources	Please provide additional analysis regarding glare from the proposed panels. For example, could the panels emit glare during the early morning and evening hours when they are near a vertical position with drivers along Old Highway 80 or Interstate 8.		3/7/2012	
19-	10	Visual Resources	The photo-simulations provided in Figures 6, 7 and 8 do not indicate any security fencing or screening as indicated on the plans. Please update the simulations to include all proposed improvements associated with the project.		3/7/2012	
19-	11	Visual Resources	Please remove the reference to poles for the distribution line on page 40. The gen-tie line is required to be undergrounded in accordance with the General Plan.		3/7/2012	
19-	12	Visual Resources	The report does not include a cumulative photo-simulation of both the LanWest and LanEast projects. Cumulative photo-simulations will be required to show the two projects together. Please coordinate with staff to ensure the same vantage points can be used for the cumulative simulations.		3/7/2012	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19-	13	Visual Resources	The photo-simulations provided do not include other cumulative projects in the area. For example, the Tule Wind project includes a gen-tie line across the frontage of the project site and should be included in the cumulative photo-simulations.		3/7/2012	
19-	14	Visual Resources	The cumulative analysis should be more detailed with regard to cumulative impacts. For example, the proposed Tule Wind project includes a gen-tie line across the LanWest property. This proposed improvement with the LanWest project should be discussed in the cumulative analysis.		3/7/2012	
19-	15	Visual Resources	One of the proposed design alternatives is that the tracker mast not exceed 18-feet above grade when not constrained by topography. The elevation drawings requested should clarify the height of the proposed panels and tracker masts.		3/7/2012	
19-	16	Visual Resources	Please include the second design alternative regarding neutral earth tone finishes for the first four grid-rows closest to the transportation corridor on the plans as a note.		3/7/2012	
19-	17	Visual Resources	The third design alternative indicates that large-scale landform alteration or mass grading should be avoided. Based on the Preliminary Grading Plan submitted, the project includes a substantial amount of grading (15,200 cubic yards). Please provide additional analysis regarding the amount of grading proposed by the project.		3/7/2012	
19-	18	Visual Resources	The fourth design alternative is regarding landscaping. A Conceptual Landscape Plan is required. Please coordinate with staff regarding the proposed landscaping. Additional analysis will be required once the conceptual plan has been submitted and reviewed.		3/7/2012	
19-	19	Visual Resources	The last design alternative is regarding natural earthwork landforms, vegetative or appropriate architectural screening. Please provide additional information regarding these items. Any of these proposed designs should be approved by staff prior to including them in the proposed project.		3/7/2012	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit				Project Number(s): 3300 12-002 (MUP)		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19-	20	Visual Resources	Please clarify the amount of grading required to install the project. The amount of landform modification is important to determining visual impacts.		3/7/2012	
19-	21	Visual Resources	Within the Visual Resource Study, provide four additional Key Observation Points from the northwestern corner of the property traveling east, from the northeastern corner of the property traveling west along I-8, from the southeastern corner adjacent to McCain Valley Road looking towards the center of the project, and from the southwestern corner looking towards the switchyard. Along with these four additional KOP's, include the security fencing and landscape screening for the proposed visual simulations within Figures 6, 7, and 8 to better illustrate proposed visual impact mitigation techniques. Consider showing the CPV trackers associated with the proposed LanEast Solar Farm in all Figures to illustrate the potential cumulative visual impact.		3/7/2012	
19-	22	Visual Resources	Provide a copy of the Visual Resource Report for LanEast Solar Farms for reference and to better understand the cumulative visual impact to the surrounding properties and scenic corridors. This information along with the existing trees to remain and to be removed will help clarify where screening will be crucial.		3/7/2012	
20-	1	Zoning Ordinance	The plan indicates a 10-foot high security fence along the property boundary. The Zoning Ordinance limits the height of a fence within the setbacks to a height of 6-feet. Therefore, an exception would be required pursuant to 6708(i) for a fence height greater than 6-feet in height.		3/7/2012	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: LanWest Solar Energy Major Use Permit

Project Number(s): 3300 12-002 (MUP)

DPW (Department of Public Works) Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	General/Caltrans	Have your plans reviewed by CALTRANS because this project falls within that agency's sphere of influence. Provide comments from CALTRANS. Project's conditions may be revised upon further review and input from the CALTRANS.		3/7/12	
2 - 1	Plot Plan	Show profile views for Tracker elevation-NS and WE. Show a minimum clearance distance from the ground to the edge of the tracker.		3/7/12	
2 - 2	Plot Plan	Show dimensions from the centerline to: the existing edge of Pavement and Right-of-way line for McCain Valley Road.		3/7/12	
2 - 3	Plot Plan	Sheet C-100, 101 and 102: Please remove item 8, under General Notes: "The project site is not located in a designated flood plain, therefore lines of inundation are not shown." See comment 3-3.		3/7/12	
2 - 4	Plot Plan	The proposed 12.47 kV Gen-Tie Line within the County right-of-way shall be undergrounded either by a Franchise agreement or encroachment permit. Show a typical cross section for underground. The undergrounding shall meet or exceed the requirements set forth in the San Diego County Design Standards and SD Area Regional Standard Drawings M-15, M-23.		3/7/12	
3 - 1	Plot Plan & Pre. Grading Plan	Show and call out -existing: Right-of-way lines, edge of pavements, edge striping, and centerlines of McCain Valley Road, Old Highway 80 and I-8.		3/7/12	
3 - 2	Plot Plan & Pre. Grading Plan	A separation between the project driveway and existing driveways on the other side of McCain Valley does not meet County Standards minimum requirements along Non-Mobility Element, McCain Valley Road. Driveways separation is two hundred feet (200') minimum for Non-Mobility Element Road. Please revise.		3/7/12	
3 - 3	Plot Plan & Pre. Grading Plan	Entry gate shall be designed per County of San Diego Design Standard DS-19 as indicated on the plot plan, Sheet C-100, General Notes, item 2 or an alternate design to the satisfaction of the San Diego County Fire Authority and the Director of Public Works.		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 4	Plot Plan & Pre. Grading Plan	Show lines of inundation to the limits of the 100-year flood along the watercourse which flows through the property, labeled "Subject To Inundation By The 100-Year Flood" and show flood elevations; since there is 1.3 square mile watershed tributary to the project's site.		3/7/12	
3 - 5	Plot Plan & Pre. Grading Plan	Show a minimum of 24 feet wide for the proposed on-site driveway.		3/7/12	
4 - 1	Pre. Grading Plan	Identify the basis for elevations and contours shown.		3/7/12	
4 - 2	Pre. Grading Plan	Show property lines for entire areas of APNs 612-091-13 & 612-030-18.		3/7/12	
4 - 3	Pre. Grading Plan	Show any buildings or structures on the site where the work is to be performed, and any structures on adjacent land within the fifteen feet (15') of the project.		3/7/12	
4 - 4	Pre. Grading Plan	Sheet 1, 2 and 3-Property Owner Information box: Site Address-remove the last line " Both sides of McCain Valley Road ".		3/7/12	
4 - 5	Pre. Grading Plan	Show project driveway, entry gate and tapers along McCain Valley Road.		3/7/12	
4 - 6	Pre. Grading Plan	Show cross sections for Old Highway 80 and McCain Valley Road.		3/7/12	
4 - 7	Pre. Grading Plan	Show dimensions from the centerline to: the existing edge of Pavement and Right-of-way line for McCain Valley Road and Old Highway 80.		3/7/12	
5 - 1	Stormwater Management Plan (SWMP)	Page 3 - Step 1: Provide Application Number: MUP 12-002		3/7/12	
5 - 2	Stormwater Management Plan (SWMP)	Page 3 - Step 1: The Brief Project Description in the SWMP and the Project Description in the Pre. Hydrology & Drainage Report are not matched. Please revise.		3/7/12	
5 - 3	Stormwater Management Plan (SWMP)	Page 3: Estimated amount of disturbed acreage: please revise 34 to <u>37.43</u> .		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 4	Stormwater Management Plan (SWMP)	Page 3: Item A: total lot size is a total area of the 2 parcels= $103.39+20.42=123.81$ ac. Please revise. Items B and C: please revise the total impervious area (including roof tops) before/after construction. Item B is the impervious areas based on existing conditions on site (i.e. buildings, parking lots, internal roads). Item C is the total impervious areas per Item B plus the additional impervious area being proposed for the project site. Once these areas are calculated and the revisions are made, the correct percent of impervious area before and after construction can be calculated.		3/7/12	
5 - 5	Stormwater Management Plan (SWMP)	Discuss any potential pollutants that would be generated by the project and identify BMPs to mitigate. Please report whether cleaning solvents will be used and possible storage onsite. Also discuss the procedure for replacement of damaged panels and how hazardous materials would be handled to prevent them from entering the environment.		3/7/12	
6 - 1	Preliminary Drainage Study	Provide engineer's telephone number on the front page.		3/7/12	
6 - 2	Preliminary Drainage Study	The report shall be signed, stamped and dated by the responsible Registered Civil Engineer.		3/7/12	
6 - 3	Preliminary Drainage Study	Page 2: The Brief Project Description in the SWMP and the Project Description in the Pre. Hydrology & Drainage Report are not matched. Please revise.		3/7/12	
6 - 4	Preliminary Drainage Study	In the narrative of the report please provide a summary table of: pre- and post- development H, L, C, Tc, I, A, and Q for each sub basin (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties.		3/7/12	
6 - 5	Preliminary Drainage Study	Rainfall Isopluvials-100 Year Rainfall Event-6 hours: Based on the location of the project, P6 should be 3.75 inches. Please revise the report accordingly.		3/7/12	
6 - 6	Preliminary Drainage Study	Provide a proposed hydrology map for the project.		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 7	Preliminary Drainage Study	Please provide a typical detail of the solar panel and explain how the runoff from each solar panel is conveyed to mimic the pre-project drainage characteristics. How does the project ensures that the runoff from the solar panel is not concentrated or no potential erosion once it hits the ground therefore changing the pre-project drainage characteristics? (discuss an angle of the PV module when the storm event occurs?)		3/7/12	
6 - 8	Preliminary Drainage Study	Summary/Conclusion Section: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Provide reasons and mitigations proposed.		3/7/12	
6 - 9	Preliminary Drainage Study	Summary/Conclusion Section: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Provide reasons and mitigations proposed.		3/7/12	
6 - 10	Preliminary Drainage Study	Summary/Conclusion Section: Please discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.		3/7/12	
6 - 11	Preliminary Drainage Study	Summary/Conclusion Section: Please discuss whether or not the proposed project would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? Provide reasons and mitigations proposed.		3/7/12	
6 - 12	Pre. Drainage Study/Flood Control	None of the design points for this project have a watershed greater than 1 square mile in size. Per the County Hydrology Manual (HM), the modified rational method (MRM) should be used to calculate flowrates for watersheds smaller than 1 square mile. Please revise the report to utilize the MRM for this project. As the HEC-HMS analyses are unnecessary, a full review was not performed, however the following comments are provided.		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 13	Pre. Drainage Study/Flood Control	The Lag Time calculations are not being calculated correctly, and the values do not check out.		3/7/12	
6 - 14	Pre. Drainage Study/Flood Control	Per the HM, NRCS Lag is calculated using EQ 4-21, which includes the D/2 term.		3/7/12	
6 - 15	Pre. Drainage Study/Flood Control	The HMS model does not utilize the nested storm as required by the HM.		3/7/12	
6 - 16	Pre. Drainage Study/Flood Control	For sub basins > 1 sq. mi. where a hydrograph is not required, the simplified San Diego Unit Hydrograph (SDUH) program can be utilized. It can be obtained here: http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html		3/7/12	
7 - 1	Sight Distance	Revise the sight distance certification statement which shown on the plot plan, Sheet C-100 and submit it as a separate item/letter to read: "I, Robert Salom, certify that W when exiting the site from the improved driveway, which functions as the project's access point from a public road, there is, physically, a minimum unobstructed sight distance based upon prevailing traffic speeds in both directions along McCain Valley Road from the project's access is achievable per Section 6.4-E <u>6.1 table 5</u> of the County Public Road Standards (approved July 14, 1999 <u>March 3, 2010</u>). The lines of sight, from an observation point located per DS-20A, fall within the existing right-of-way and a clear space easement is not required.		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit			Project Number(s): 3300 12-002 (MUP)		
DEH (Department of Environmental Health) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Septic/Wells	The Department of Environmental Health, Land & Water Quality Division, has no objection to the approval of the proposed project at this time.		3/7/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: LanWest Solar Energy Major Use Permit			Project Number(s): 3300 12-002 (MUP)		
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Trails	There are no trail or pathway requirements for the project.		3/7/12	

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

The Director of Planning and Land Use may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.

Payment of Fish and Game Fees

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Game for their review of the project environmental document (Fish and Game Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Lanwest Solar Energy Major Use Permit
 Project Number: 3300 12-002 (MUP)
 Staff Completing Schedule: Mark Slovick
 Decision-Making Body: Planning Commission
 Date Schedule Produced/Revised: 3/7/2012

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			2/3/2012
DETERMINATION THAT AN EIR IS REQUIRED			3/7/2012
DPLU reviews project application "completeness", attends DRT and completes planning and scoping of EIR	30	4/6/2012	
DPLU completes initial scope of EIR	14	4/20/2012	
Applicant submits documents for Public Review of Notice of Preparation (NOP)	7	4/27/2012	
<i>DPLU completes advertises and distributes NOP</i>	<i>10</i>	<i>5/7/2012</i>	
<i>Public review of NOP</i>	<i>30</i>	<i>6/6/2012</i>	
<i>DPLU receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)</i>	<i>3</i>	<i>6/11/2012</i>	
<i>DPLU meets with County Counsel, holds Kick-off Meeting with applicant/consultant. Discuss project schedule</i>	<i>10</i>	<i>6/21/2012</i>	
Applicant submits 1st Draft EIR and Planning Documentation	120	10/9/2012	
DPLU reviews 1st Draft EIR, holds county counsel briefing, attends DRT	60	12/10/2012	
<i>Meeting with applicant</i>	<i>7</i>	<i>12/17/2012</i>	
Applicant submits 2nd Draft EIR and Planning Documentation*	35	1/14/2013	
DPLU reviews 2nd Draft EIR, holds county counsel briefing*	45	2/28/2013	
<i>Meeting with applicant</i>	<i>7</i>	<i>3/7/2013</i>	
Applicant submits 3rd Draft EIR and Planning Documentation*	30	4/1/2013	
DPLU reviews 3rd Draft EIR, holds county counsel briefing*	30	5/1/2013	
<i>Meeting with applicant</i>	<i>7</i>	<i>5/8/2013</i>	
Applicant produces copies of documents, submits DEIR and copies of documents	10	5/13/2013	
DPLU completes distribution paperwork, advertises and distributes Draft EIR	14	5/27/2013	
Public Review of Draft EIR	45	7/11/2013	
DPLU transmits Public Comments to Applicant	3	7/15/2013	
DPLU holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	7/22/2013	
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	8/21/2013	
DPLU reviews 1st Draft Responses to Public Comments and EIR Errata	25	9/16/2013	
Applicant submits 2nd Draft RTC and EIR Errata*	21	10/7/2013	
DPLU reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review	14	10/21/2013	
DPLU attends DRT prior to initiating I-119 review	5	10/28/2013	
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	11/4/2013	
<i>Board Policy I-119 Review of Responses to Comments and DEIR</i>	<i>40</i>	<i>12/16/2013</i>	
DPLU reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	12/23/2013	
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with DPLU to review changes	14	1/6/2014	
DPLU reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2 nd I-119 review not necessary	14	1/20/2014	
Second Board Policy I-119 Review of RTC, EIR Errata and Findings*	30	2/5/2014	
DPLU meets with County Counsel to finalize RTC, EIR Errata, and Findings. Holds meeting with applicant / consultant*	10	2/17/2014	
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Game Fees	7	2/24/2014	
<i>DPLU attends Director briefing to make project recommendation</i>	<i>7</i>	<i>3/3/2014</i>	
<i>DPLU finalizes project resolution/decision, completes findings, conditions, draft staff report</i>	<i>30</i>	<i>3/19/2014</i>	
DPLU management and County Counsel review staff report	14	4/2/2014	
<i>DPLU finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing</i>	<i>10</i>	<i>3/31/2014</i>	
Planning Commission Hearing	10	4/10/2014	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process

Applicant will submit information in accordance with schedule

The project will not be continued by decision maker or appealed

DPW, DEH and DPR issues will be resolved concurrently.

Bolded tasks are under the control of applicant/consultant.

Italicized tasks are completed concurrently with other tasks.

* Task can be eliminated if earlier draft documents are adequate.

Hearing date is subject to decision making body availability and schedule

Dates which fall on a holiday have an actual completion date the first business c Project will be processed with an Environmental Impact Report

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity

Cost estimate does not include applicant's consultant/engineering costs

Cost estimate does not include additional deposits to DPR and DEH accounts made after the project application intake

Does not include County costs for post discretionary review (e.g. final map)

Costs assume project schedule assumptions are maintained

Costs will be paid at installments throughout the process

If project is over budget, cost estimate will be revised

The State of CA adjusts Fish and Game Fees annually for inflation

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$229,077
Deposits/Fees Paid to Date	\$46,022
Account Balance	\$28,722
Estimated County Costs Remaining	\$183,055
Fish and Game Fees	\$2,969
% Expended of Total Cost Estimate	7.55%

ATTACHMENT C
MEMORANDUM(S) OF UNDERSTANDING

CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego Department of Planning and Land Use website at: <http://www.sdcountry.ca.gov/dplu/docs/CONSULTANT.xls> and that technical studies be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements for applicable subject areas. The Guidelines and Report Format & Content Requirements can be found on the Department's website at <http://www.co.san-diego.ca.us/dplu/procguid.html#guide> (listed in alphabetical order).

Technical studies for the following subject areas are required to continue processing your project. For these subjects, a Memorandum(s) of Understanding (MOU) must be completed and signed by the applicable consultant and the applicant. The MOU outlines the roles and responsibilities for all parties in the preparation of technical studies and is intended to contribute to improved environmental document quality.

The MOU can be found on the Department's website at:

<http://www.sdcountry.ca.gov/luegdocs/Templates/Boilerplate%20Templates/MOU.doc>.

Signed MOU's must be submitted for the following subject areas:

- Air Quality
- Groundwater
- EIR Preparer
- Photometric Studies
- Visual Analysis

Applicants are responsible for selecting and direct contracting with specific consultants from the County's approved consultant list to prepare the required technical studies. The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU.

ATTACHMENT D

SCOPE FOR PHOTOMETRIC STUDY

Outdoor lighting has become a part of our 24-hour modern society and is used to illuminate areas such as roadways, parking lots, private yards, signs, and work sites. Excessive outdoor lighting can brighten our dark skies impacting the community character of rural areas, views of the night sky, and critically reducing the efficacy of the County's two research observatories (Palomar and Mount Laguna) and many rural locations used by amateur astronomers.

The Department of Planning and Land Use has completed review of the project design and has determined that the project may impact dark skies or may cause significant glare. A Photometric Study shall therefore be prepared for the project. The study shall follow the County's Report Format and Content Requirements for Dark Skies and Glare (Photometric Study).

(available at http://www.sdcounty.ca.gov/dplu/docs/Dark_Skies_Photometric_Study.pdf)

The report shall analyze impacts according to the County's Guidelines for Determining Significance (available at

http://www.sdcounty.ca.gov/dplu/docs/Dark_Skies_Guidelines.pdf).

The report must be prepared by:

- A National Council on Qualifications for the Lighting Professions, Lighting Certified (NCQLP LC) Designer;
- State of California licensed electrical engineer;
- State of California licensed architect; or
- State of California licensed contractor.

The **Memorandum of Understanding** must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT E

SCOPE FOR CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

Project Specific Information: The Department of Planning and Land Use has completed review of your project application and has determined that based on the visual impacts associated with the project, a Conceptual Landscape Plan is required and shall be prepared for the project.

Requirements for landscaping are based on the *County of San Diego's Water Conservation in Landscaping Ordinance*, the *Water Efficient Landscape Design Manual*, the *County of San Diego Off-Street Parking Design Manual*. Please see the *Project Issue Checklist* for additional requirements.

This Conceptual Landscape Plan shall provide the following information:

- Plans are standard 24" X 36" blueprint sheets. Any other size is not acceptable.
- Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5')
- Plans are legible, professionally prepared and a print of an original drawing. Photocopies are not acceptable.
- Plans must show plants for all areas that require vegetated protection for erosion control, storm water management, or fuel management and for all areas that contain decorative landscaping.
- Provide a note on the plants that indicates how the landscape will be irrigated and identify the source of water as potable, recycled or well water. All systems shall be automatic with a rain sensing override devised attached to the controller. Areas without electricity shall utilize battery operated valves until such time as electricity becomes available.
- Plan includes location and botanical name of all retained plants. Note the trunk diameter of trees to remain of 4'-6" above grade.
- Plan includes location, botanical name, common name, size and quantity of all new plants.
- All required street trees are planted outside of the public right-of-way on private property. If tree planting is proposed within the public right-of-way, a copy of an encroachment permit issued by the Department of Public Works has been included with this submittal.
- A note on the plans indicates who is responsible for maintaining the landscape, including the public right-of-way, in a healthy, disease free condition.
- Plantings adjacent to open space lots do not contain any non-native, invasive plants.
- Erosion control planting is provided for all slopes over 3 feet in vertical height and additional planting (as per Section 87.417 of the Grading Ordinance) is provided for slopes over 15 feet in vertical height.
- All vegetated BMPs, as per the approved Storm Water Management Plans, are shown on landscape plans as required by Section 67.804 (g) of

the Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

ATTACHMENT F

SCOPE FOR GROUNDWATER RESOURCES

Project Specific Information: The project description indicates approximately 12.84 acre-feet of groundwater is needed for temporary project construction and approximately 0.23 acre-feet per year of groundwater is needed long-term for washing of solar panels. It is assumed by the project description that the applicant would like to obtain its groundwater from on-site water wells. Additionally, there is discussion on page 13 of the project description that less water-intensive methods to implement dust suppression including use of soil stabilizers, a compressed schedule for construction, etc. are being considered.

General Information: The project is proposing to use groundwater from on-site wells. Based on the potential impacts from utilizing 12.84 acre-feet of groundwater per year for temporary project construction, a groundwater is required to evaluate the significance of potential impacts to groundwater resources. The groundwater investigation report must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at <http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Guidelines.pdf> (Guidelines) <http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Report-Format.pdf> (Report Formats).

The project is also subject to the Groundwater Ordinance. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 9826 (NEW SERIES). This document is available at <http://www.sdcounty.ca.gov/dplu/docs/GROUNDWATER-ORD.pdf>

Groundwater Investigation Requirements: The following additional groundwater information is needed before a detailed "scoping letter" can be issued which will describe the subject areas and extent of the groundwater investigation:

1. Please provide the location(s) of well(s) to be used for this project. Please also include well logs and any other pertinent data/information you may have regarding the well(s) including total depth of wells, any water level data collected, etc.
2. Please provide the proposed amount of groundwater that will be required to be used at the site for the construction phase of the project. The description currently is assuming 12.84 acre-feet of water. However, the number may be less if other less water intensive measures are implemented as considered as potential options within the project description. The amount of groundwater proposed will ultimately effect the level of groundwater investigative work required. The investigation at this point would only be required to evaluate the potential impacts from construction-related water use since the long-term use is only going to require 0.23 acre-feet per year.

Please provide this information to Jim Bennett, [jim.bennett@sdcounty.ca.gov, Phone: (858) 694-3820], who is the County Groundwater Geologist with the Department of Planning and Land Use. The County Groundwater Geologist will then issue a detailed “scoping letter” upon receiving adequate groundwater information. All this information must also be included as a section to the supplemental project description document. It is strongly recommended to wait on commencement of any portion of the groundwater investigation until the groundwater investigation scoping letter is issued from the County.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

DPW PRELIMINARY DRAFT REQUIREMENTS

DATE: March 2, 2012

APPLICANT: LanWest Solar Farm

PROJECT: MUP 12-002

DPLU PLANNER: Mark Slovick

STAFF PERSON COMPLETING THIS REVIEW: Susan Hoang

THE FOLLOWING PRELIMINARY COMMENTS ARE BASED ON AN OFFICE REVIEW AND A FIELD REVIEW BY DPW FOR PROJECT DESCRIPTION RECEIVED February 03, 2012, AND MAY BE REVISED UPON FURTHER REVIEW AND INPUT FROM OTHER AGENCIES.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. RELINQUISH ACCESS: [DPW, LDR], [DGS, RP], [GP, CP, BP, UO]

Intent: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **Description of requirement:** Relinquish access rights into **Old Highway 80** (SC 1883) along the project frontage. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **Documentation:** The applicant shall prepare the legal descriptions and documents and present them for review and to [DGS, RP]. Upon execution of the relinquishment documents, the applicant shall provide copies of the documents to [DPW, LDR] for review. **Timing:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **Monitoring:** The [DGS, RP] shall prepare and execute the relinquishment documents and forward a copy of the recorded documents to [DPW, LDR] for review and approval. The [DPW, LDR] shall review the easement documents for compliance with this condition.

2. DRAINAGE IMPROVEMENTS: [DPW, LDR] [GP, CP, BP, UO]

Intent: In order to provide the required drainage improvements for the project and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq., the County Resource Protection Ordinance (RPO) No. 9842, the drainage improvements shall be completed. **Description of requirement:** Improve or agree to improve and provide security for storm drains and crossings throughout the internal access roads. All drainage plan

improvements shall be prepared and completed pursuant to the following ordinances and standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, and County Flood Damage Protection Ordinance (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve the storm drains and crossings throughout the internal access roads.
- b. Provide Secured agreements require posting security in accordance with Section 7613 of the Zoning Ordinance.
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to issuance of any permit, and prior to use of the premises in reliance of this permit the plans, agreements, and securities shall be approved.

Monitoring: The [DPW, LDR] [DPR, TC, PP] shall review the plans for consistency with this condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW before any work can commence.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

3. TRAFFIC CONTROL PLAN: [DPW, LDR] [GP, IP, UO]

Intent: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **Description of Requirement:** A Traffic Control Plan (TCP) shall be prepared that addresses the following, but is not only limited to: haul routes, number of trips per day, and destination.

- a. The implementation of the TCP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is

responsible for the maintenance and repair of any damage caused by them to the on-site and off-site private roads that serve the property either during construction or subsequent operations."

- b. The applicant will repair those portions of the route that would be damaged by the heavy loads that loaded trucks place on the route identified. If required by the [DPW, ESU], an agreement shall be executed, which will also include (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for expected increased maintenance on the route identified; and (3) possible future asphaltic overlay requirements on the route identified.

Documentation: The applicant shall have the TCP prepared by a licensed Traffic Engineer and submit it to [DPW, LDR] for review. If required by the [DPW, ESU], the applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, LDR]. The applicant is responsible for obtaining any additional permits as identified in the TCP. **Timing:** Prior to approval of any grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits, a TCP shall be prepared and approved. **Monitoring:** The [DPW, LDR] shall review the TCP for compliance with this condition, and require any additional traffic or encroachment permits before any approval of the TCP. The TCP shall be implemented and made a condition of any associated County Construction, Grading or Encroachment Permit.

4. **PAVEMENT CUT POLICY: [DPW, LDR] [GP, CP, BP, UO]**

Intent: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surfacing, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **Description of requirement:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **Documentation:** The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [DPW, LDR] for review. **Timing:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the letters must be submitted for approval. **Monitoring:** [DPW, LDR] shall review the signed letters.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

5. TRANSPORTATION IMPACT FEE: [DPW, LDR] [DPLU, BD] [BP, UO]

Intent: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the County TIF Ordinance number 77.201-77.219. The fee is calculated pursuant to the ordinance, and will be based on the Average Daily Trips (ADT) generated by this project per the Select Industrial Uses Category for a Power Generation Plant in the Mountain Empire TIF Region. **Documentation:** The applicant shall pay the TIF at the [DPLU, ZONING] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **Timing:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **Monitoring:** The [DPLU, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

6. ENCROACHMENT PERMIT/FRANCHISE AGREEMENT: [DPW, LDR] [MA].

Intent: In order to allow the placement of the 12.47kV generation tie line within the County right-of-way and in accordance with the County of San Diego Public Road Standards, a Franchise agreement or an Encroachment permit shall be obtained. **Description of Requirement:** The undergrounding shall meet or exceed the requirements set forth in the San Diego County Design Standards and SD Area Regional Standard Drawings M-15, M-23 and to the satisfaction of [DPW, LDR]. An encroachment permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [DPW, LDR]. **Documentation:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [DPW, LDR]. **Timing:** Prior to construction of anything within the County right of way along **Old Highway 80**, the permit shall be obtained. **Monitoring:** The [DPW, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

7. ACCESS IMPROVEMENTS: [DPW, LDR], [GP, CP, BP, UO]

Intent: In order to promote orderly development and to comply with the Centerline Ordinance Sec. 51.500 et. al., a project driveway shall be improved.

Description of requirement: Improve or agree to improve and provide security for the following:

- a. The project driveway and entry gate, which shall be designed and constructed to the satisfaction of the San Diego County Fire Authority and [DPW, LDR].
- b. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of [DPW, LDR].

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the DPW Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve the project driveway and the pavement taper on McCain Valley Road.
- d. Provide Secured agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- e. Pay all applicable inspection fees with [DPW, PDC].
- f. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- g. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [DPW, LDR].
- h. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs

in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

Timing: Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **Monitoring:** The [DPW, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW before any work can commence.

8. SIGHT DISTANCE: [DPW, LDR] [UO]

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1. Table 5 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **Description of requirement:**

- a. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a certified signed statement that: "Physically, there is a minimum unobstructed sight distance based upon prevailing traffic speed in both directions along **McCain Valley Road** from the project driveway openings."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way, and a clear space easement is not required."

Documentation: The applicant shall complete the certifications and submit them to the [DPW, LDR] for review. **Timing:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **Monitoring:** The [DPW, LDR] shall verify the sight distance certifications.

ONGOING: *(The following conditions shall apply during the term of this permit).*

9. SIGHT DISTANCE: [DPLU, CODES] [OG].

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1 table 5 of the County of San Diego Public Road Standards an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance in both directions along McCain Valley Road from the project driveway serving the life of this permit. **Documentation:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways

and street openings shall not be adversely affected by this project at any time.

Timing: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

If you have any questions regarding these conditions, please contact Susan Hoang at 858-505-6327.



EDWIN M. SINSAY, Team Leader
Department of Public Works

EMS: SH

cc: MUP 12-002 File



County of San Diego

RON LANE
DEPUTY CHIEF ADMINISTRATIVE OFFICER
(619) 531-4535
FAX (619) 232-2436

PUBLIC SAFETY GROUP
SAN DIEGO COUNTY FIRE AUTHORITY
8525 Gibbs Drive, Suite 201, San Diego, CA 92123

KEN MILLER & RALPH STEINHOFF
FIRE SERVICES COORDINATOR
(858) 974-5920
FAX (858) 974-5928

February 24, 2012

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Attn: Mark Slovick, Project Planner

Ref: **P12-002 – Soitec Solar LanWest**
APN 612-030-18 & 612-091-13
San Diego County Fire Authority
Fire Protection Plan – Conditionally Accepted

The proposed project is a 5.4 MW solar photovoltaic energy plant, covering 35 acres on two parcels. The facility is located in a Very High Fire Hazard Severity Zone as determined by CAL FIRE FRAP mapping.

FIRE JURISDICTION AND GENERAL PLAN CONFORMANCE

The subject property is within the San Diego County Fire Authority (SDCFA). The closest fire station is Boulevard Station located at 39923 Ribbonwood Rd. The station is staffed 24 hours a day with volunteer emergency personnel. The station is 2.5 miles from the project and travel time to the project is approximately 4.9 minutes. The project is zoned S92—General Rural and is located in a Rural Lands (RL-80) Development Area and the General Plan does not designate a maximum allowable travel time for this area.

MAXIMUM ALLOWABLE DEAD-END ROAD LENGTH

The project accesses off of McCain Valley Rd., which connects to Old Highway 80, the first point which allows for egress in two directions. Based upon the site plan dated January 20, 2012, the furthest areas of the project would be approximately 4,500 feet from Old Highway 80. Parcels zoned for 80 acres are allowed a maximum dead-end road length of 5,280. Therefore, dead-end road length should not be an issue for this project.

IMPACT TO EMERGENCY SERVICES

This project, along with all other development, has a cumulative impact on the

emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the Community Facilities District currently being created by the SDCFA.

FIRE PROTECTION PLAN

We have reviewed the Fire Protection Plan prepared by Firewise 2000, Inc., dated January 28, 2012. Please accept the following comments:

- 4.1 Adequate Emergency Services: Revise the discussion that the project is within the SDCFA and the first responders would be from the Boulevard fire station located at 39923 Ribbonwood Rd., 2.5 miles from the project.
- 4.2 Access Roads and Gates: Revise the discussion that the project access road from McCain Valley Rd. and the access roads to the inverter structures and substation are to be 24 feet wide. A perimeter access road of 24 feet in width is to be provided. The 12 foot wide access roads running north-south to the trackers are acceptable provided 12 foot wide east-west roads are provided as well, spaced no further than 300 feet apart. Revise the plot plan and provide cross sections of the access roads. Revise section 5.1 accordingly.
- 4.3 Water Supply: Show the water storage tank(s) on the plot plan.
- 5.1 Enhancements for Modification: Add in that there will be no exposed conductors on the trackers from the base to the array to protect them from possible flame impingement.
- 6.0 Conclusions, item 2: Revise that the primary first responder will be the San Diego County Fire Authority.
- 7.2 List of Persons Contacted: Replace "DPLU Fire" with San Diego County Fire Authority after James Pine. The San Diego County Fire Authority is no longer under DPLU but has moved to the Public Safety Group (PSG).
- Technical Report: Add in a section describing the differences between normal solar photovoltaic modules and CPV (that they have to be in perfect alignment with the sun to produce energy, that taking them out of alignment—putting them horizontal—greatly reduces the power being generated, thus making it safer for emergency personnel, etc.)
- Fuel Treatment Exhibit: The exhibit does not show the fuel treatment areas around the trackers, substation, and access roadways. It also does not show the 50 foot FMZ as described in section 4.7.

Once the FPP and plot plan are revised as per the above suggested revisions, we will accept the fire protection plan for the project.

Please call or email me if you have any questions or need clarification – (858) 495-5434 or James.Pine@sdcounty.ca.gov.

Best Regards,



James Pine, Fire Marshal
San Diego County Fire Authority